

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr&co



Sutherland Avenue, Maida Vale, London W9

The opportunity to purchase two leasehold flats and amalgamate them together to create one large 3bedroom flat offering circa 1,200 Sq Ft of accommodation with private patio subject to planning permission and usual consents.

The flats are both well presented currently and arranged one bedroom flats both offering circa 570 Sq Ft of accommodation each. They both have use of the communal gardens adorned with a tennis court, offering residents a slice of outdoor paradise right on their doorstep. Conveniently located on Sutherland Avenue, the residence enjoys close proximity to an array of amenities, including shops, cafes, and the picturesque Regents Canal. Additionally, the underground station at Warwick Avenue (Bakerloo Line) is just a short stroll away, providing swift access to the wider city for commuters and explorers alike.

Asking Price: £1,250,000 Leasehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





Sutherland Avenue, London W9 2QP

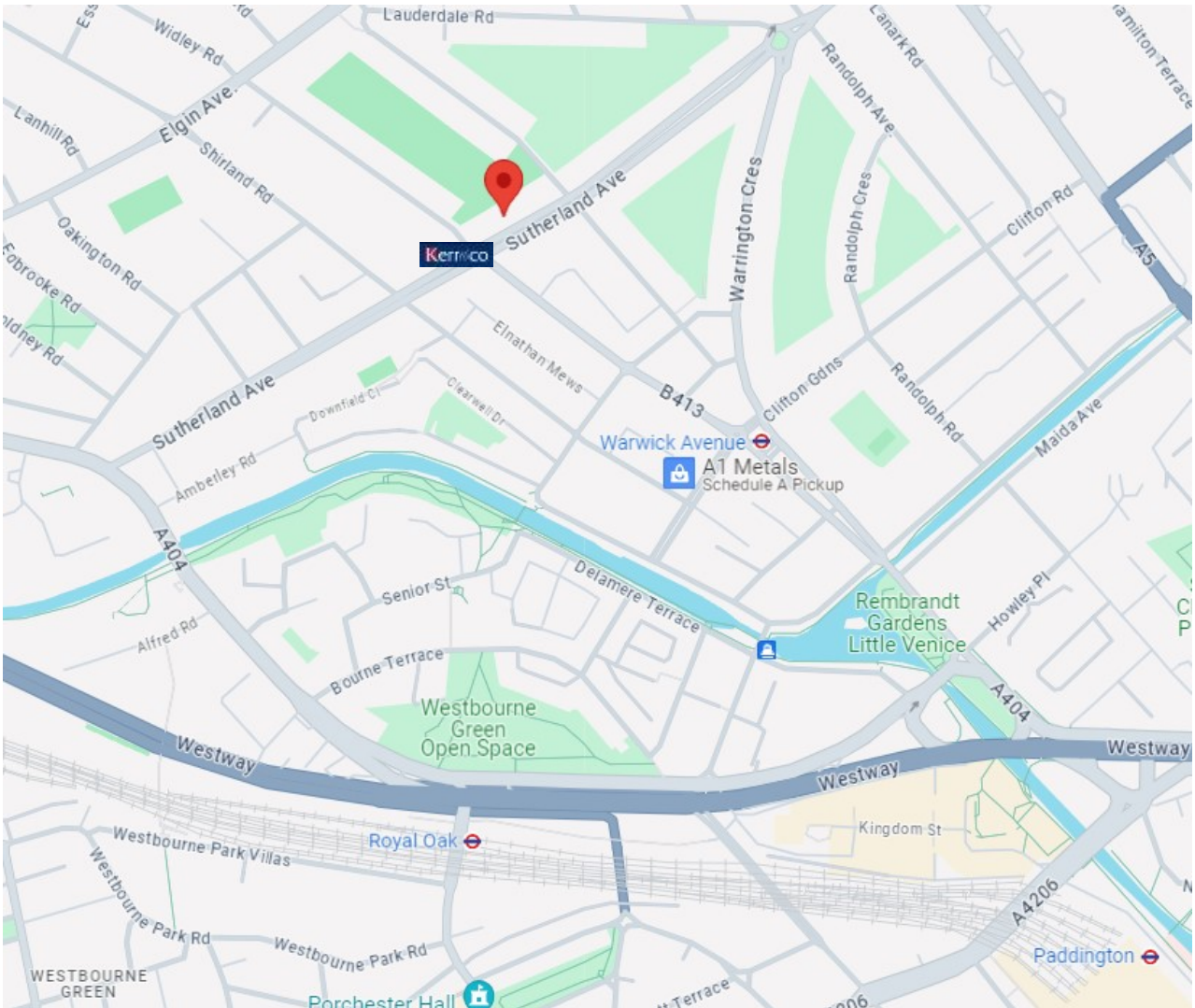
Two well presented one bedroom flats.
A chance to amalgamate them together to create circa a large 2/3 bedroom flat offering circa 1,200 Sq Ft of accommodation.

Access to private patio.

Lovely landscaped communal gardens with tennis court.
Close proximity to amenities, shops, cafes, Regents Canal
Nearby Warwick Avenue Underground Station (Bakerloo Line).

High ceilings.
Chain free sale.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Tenure details and other pertinent information

Tenure: Leasehold

Two Leases:

Flat 1: Circa 111 years remaining

Flat 2: 125 years from 24th June 2012 (113 years remaining)

Ground rent: £500 per annum per unit

Service Charge: circa £2,000 per annum per unit

Service charge covers: Maintenance of common parts, communal gardens, maintenance, fire equipment, reserve funds, management fees, building insurance.

EPC Rating: **C70**

Parking: Residents parking permit

Council Tax: Both flats Band D

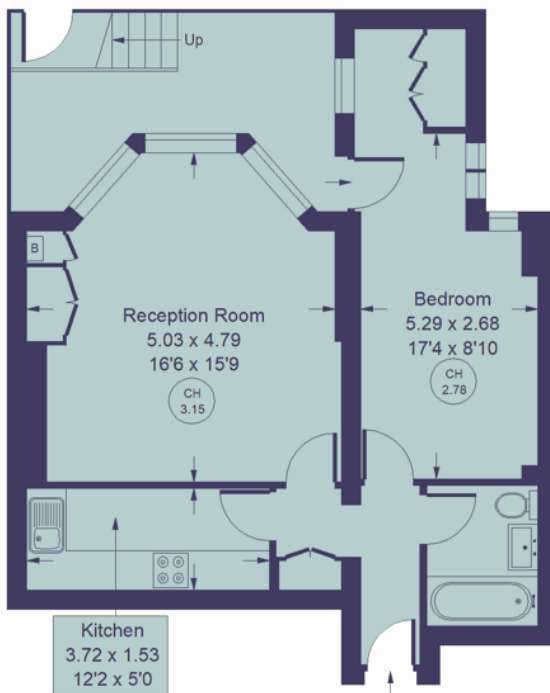
Sutherland Avenue, W9 2QP

Asking Price: **£1,250,000**

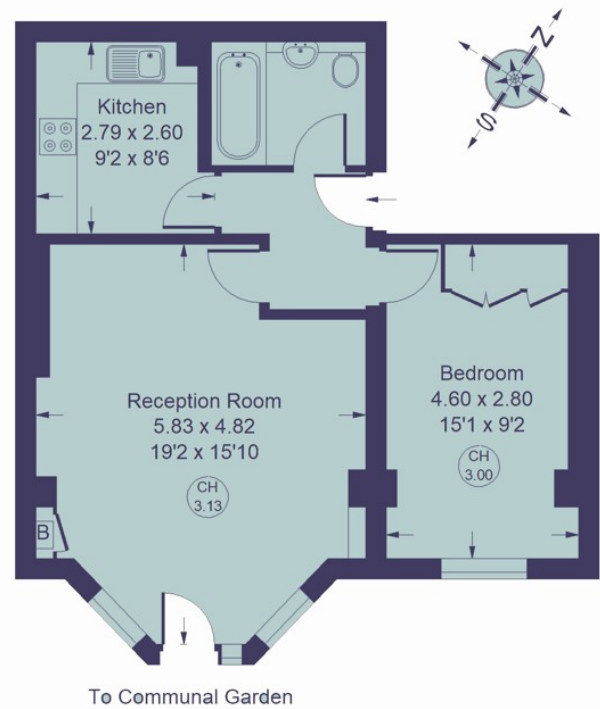
Two 1 bedroom flats

Flat 1 Approximate gross internal floor area: **573 Sq. Ft. (53 Sq. M.)**

Flat 2 Approximate gross internal floor area: **570 Sq. Ft. (53 Sq. M.)**



Lower Ground Floor



Lower Ground Floor

1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.

2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.

3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.