



## Sutherland Avenue, London

### Second Floor Apartment

**Asking Price Of: £699,000**

This second floor, period conversion share of freehold apartment is being offered to the market for sale. Benefiting from high ceilings and bright large windows throughout and an open plan kitchen / living room the flat is well laid out to make the most of its nearly 700 sqft floor plan. With an additional store cupboard, which could be incorporated into the interior, the flat has the potential to be refurbished and renovated into a variety of perfect homes. Early viewings are strongly recommended on this unique opportunity.



- 2 bed
- Share of freehold
- Potential to renovate
- Period conversion
- External storage cupboard
- Walking distance to Little Venice
- Walking distance to Maida Vale Station

**Just down the road from Maida Vale Station and within walking distance of Warwick Avenue Station the flat has easy access to a wide variety of excellent transport links connecting the flat to all of London. With Little Venice nearby as well as Maida Vale and Regents Park there is a fantastic amount of world famous local shops, restaurants and cafes nearby to explore.**

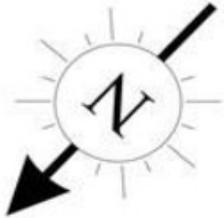
# Sutherland Avenue, W9

Approx. Gross Internal Area

698.25Ft<sup>2</sup> - 64.86M<sup>2</sup>

(Including Storage)  
Storage

15.75Ft<sup>2</sup> - 1.46M<sup>2</sup>



**Second Floor**

**Illustration For Identification Purposes Only. Not To Scale**

Contact us

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# Westways



**Tenure:** Share of Freehold

**Gross Internal Area:** 698 sq ft

**Local Authority:** Westminster City Council

**Council Tax Band:** E

**EPC Rating:** D

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.