

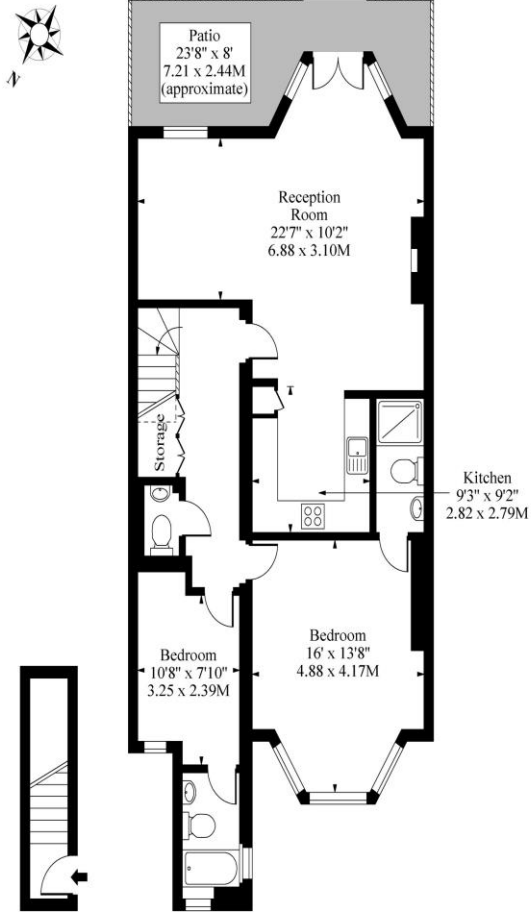


2 Bed Apartment
Sutherland Avenue
London W9

- Totally refurbished
- Direct access to communal gardens
- South facing Reception Room
- Underfloor heating

Asking price of £1,100,000
Leasehold

Sutherland Avenue, W9



Ground Floor

Approx Gross Internal Area 1000 Sq Ft - 92.90 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

A TWO-DOUBLE BEDROOM GARDEN APARTMENT arranged on the garden level of this five-storey period conversion located in the HEART OF MAIDA VALE. Comprising principal bedroom with en-suite facilities, second double bedroom, fully tiled porcelain bathroom, luxury open-plan fitted kitchen and spacious south facing reception room with direct access to the communal rear gardens. Guest cloakroom. Underfloor heating. Feature coving, architraves and skirting. Chain Free.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.