



SUTHERLAND AVENUE, LONDON, W9 £2,500,000 SHARE OF FREEHOLD

A sensational three/four-bedroom maisonette, with a fabulous 22' reception room with approximately three metre ceiling heights and French doors opening out onto a balcony with views across extensive communal gardens. The apartment occupies the raised ground and garden floors of an impressive converted Victorian terraced residence, with use of beautiful communal gardens with a tennis court. This desirable property offers 2,002 sq. ft. of bright, well-planned accommodation which comprises of a grand reception room, a stunning principal bedroom suite with double doors opening onto a private garden with steps leading onto the communal gardens, a large kitchen/breakfast room and two further double bedrooms. The apartment retains stunning features including full length sash windows offering a wealth of natural light and well-proportioned accommodation.

Primary Bedroom With En-Suite Bathroom & Walk-In Closet | Two Further Double Bedrooms | Family Bathroom | Guest W/C | Open Plan Kitchen/Reception Room | Open Plan Dining Room/Reception Room | Private Garden | Private Balcony | Private Patio | Access To Communal Gardens & Tennis Court | Share Of Freehold

View our virtual tour here: <https://youtu.be/MFao3zNhhTc>

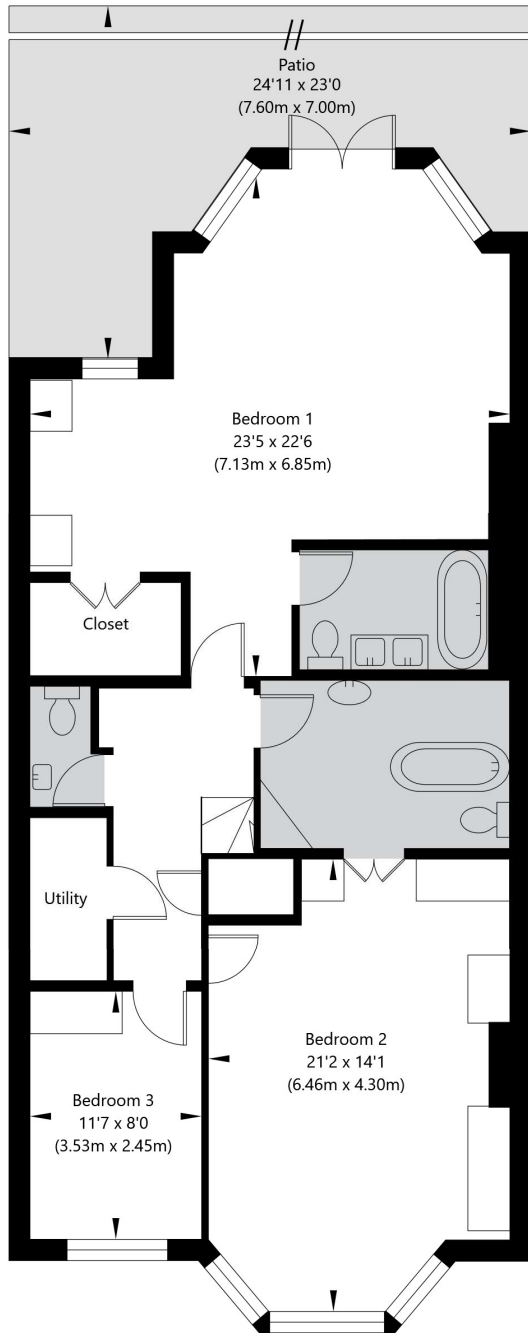
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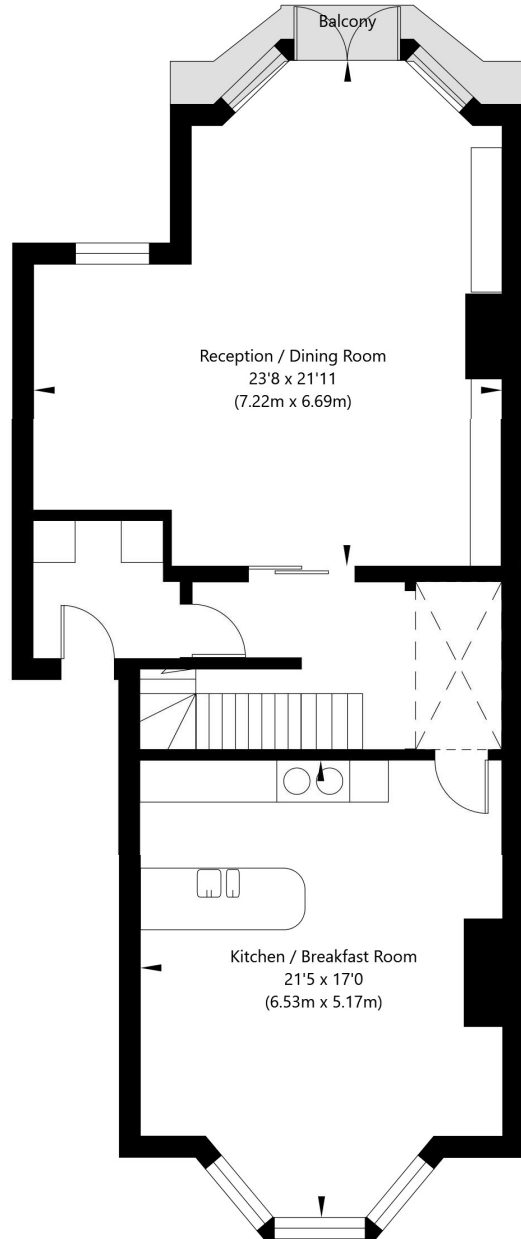
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Sutherland Avenue, London W9 2QP

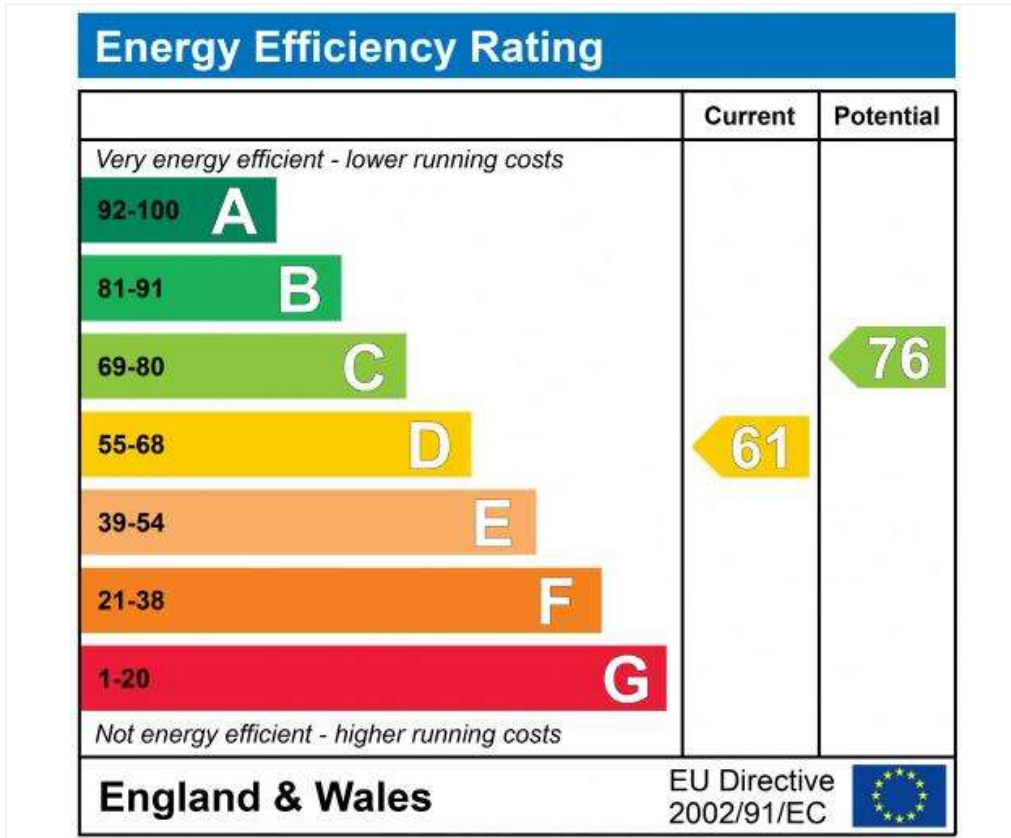


Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 99.2 SQ M / 1068 SQ FT



Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 86.8 SQ M / 934 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 186 SQ M / 2002 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



Tenure: Share of Freehold

Term: Expires - 01/01/2119

Service Charge: £7,970 per annum

Ground Rent: £ 150 Annually (subject to increase)

Council Tax Band: H

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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