



**184 - 186 Sutherland Avenue, London, W9**

**£1,395,000**

We are pleased to offer for sale this stunning two bedroom first floor apartment in this white period stucco building located on the ever popular Sutherland Avenue. This interesting apartment benefits from an impressive 22' south aspect reception room with open plan kitchen and mezzanine floor providing study room ( with restricted headroom ) the main room benefits from high ceilings, plantation blinds, feature fireplace and access to balcony with seating space, master bedroom with built-in wardrobes and beautiful tiled en-suite bathroom, second double bedroom with built-in wardrobes, tiled family bathroom . The apartment also has use of a lift and the landscaped communal gardens ( Winston Gardens ) to the rear of the building. The apartment is adjacent to the popular Warrington Public House on this attractive tree lined residential street within easy reach of a wide selection of shops, cafes and restaurants in Maida Vale and Paddington recreational ground with its open spaces as well as an athletics track, tennis courts and playgrounds. Underground links can be found at both Maida Vale and Warwick Avenue Underground Station (Bakerloo Line) being a short walk away. Council tax Band G. SHARE OF FREEHOLD with 975 years unexpired. SOLE AGENTS.



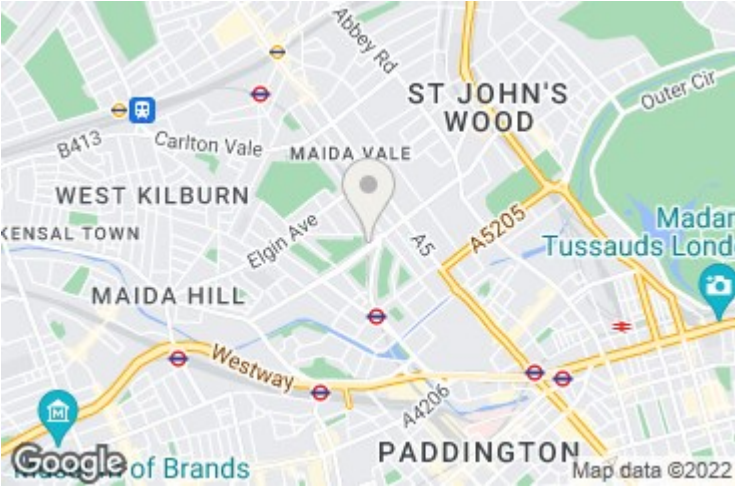
## Reception room





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Exterior



Balcony

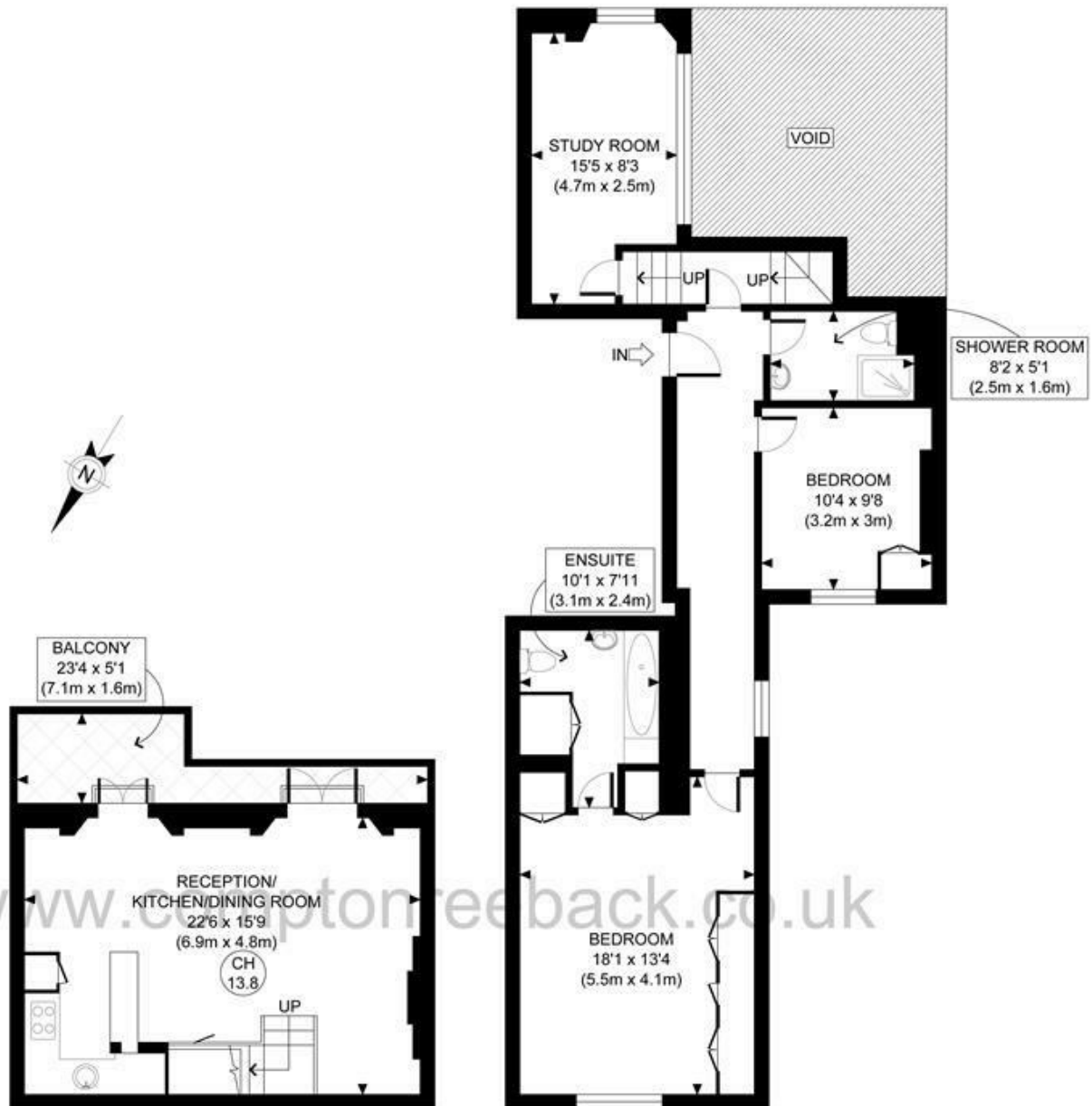


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Communal gardens





**APPROX. GROSS INTERNAL FLOOR AREA 1106 SQ FT / 103 SQM**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Merchant House

date 22/07/22

photoplan

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098  
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU  
Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimeters), 1m (one meter) = 3.29'(feet)

MAIDA VALE

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