



Sutherland Avenue, Maida Vale, W9 1HR

**Asking Price: Monthly Rental Of
£2,695**

166 Sutherland Avenue, Maida Vale, W9 1HR

This immaculate 2nd floor flat is available immediately and has just been completely refurbished to an exceptionally high standard.

Everything is brand new including fitted kitchen, bathroom with large shower, built in wardrobe area, media wall, flooring and decoration.

Sutherland Avenue is ideally situated for boutique shops and cafes on Clifton Road, Regents Canal, Maida Value Under Ground Station & Warwick Avenue Underground Station (Bakerloo line). This beautiful apartment also comes with new washer dryer, integrated fridge freezer, integrated oven, integrated microwave oven and induction hob. The minimum tenancy term is 12 months.

- **IMMACULATE ONE BEDROOM APARTMENT**
- **2ND FLOOR**
- **WALKING DISTANCE TO MAIDA VALE UNDERGROUND STATION AND WARRICK UNDERGROUND STATION (BAKERLOO LINE)**
- **FITTED MODERN KITCHEN**
- **BATHROOM WITH LARGE SHOWER**
- **DOUBLE BEDROOM WITH BUILT IN WARDROBE AREA**
- **MEDIA WALL**
- **ACCESS TO COMMUNAL GARDENS**
- **EPC RATING C-78**
- **COUNCIL TAX BAND E**



Sutherland Avenue, London, W9

Approximate Area = 421 sq ft / 39.1 sq m

For identification only - Not to scale



SECOND FLOOR
APPROX FLOOR
AREA 39.1 SQ M
(421 SQ FT)

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © hcbwcom 2023. Produced for Hunters Property Group. REF: 1054651









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

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.