



Viewing by appointment only  
Allen Goldstein - Bloomsbury  
104 Cromer Street , London WC1H 8BZ  
Tel: 020 7183 4101 Email: [enquiries@allengoldstein.com](mailto:enquiries@allengoldstein.com) Website: <https://www.allengoldstein.com>



ALLEN GOLDSTEIN

---

# Sutherland Avenue, Royal Oak W9.

£2,300 pcm

Fabulous Two Bed in The Heart of Royal Oak, W9.

---

## Description

A lovely 2 bedroom flat set in a period conversion on one level located on a vibrant street.

The property offers a large open plan kitchen and lounge with modern ceiling lighting.

The lounge area comprises of a three seater sofa, complimented with a television, a coffee table and a breakfast bar which leads into the kitchen,

The kitchen is fully fitted with modern integrated appliances including fridge freezer, washing machine and an electric cooker etc.

The two double bedrooms come completed with double beds, wardrobes, bedside table and a reading chair.

There is also a fully tiled three piece bathroom with heated towel rail, a wooden shelf storage organiser and bath/shower WC.



---

Viewing by appointment only

Allen Goldstein - Bloomsbury

104 Cromer Street , London WC1H 8BZ

Tel: 020 7183 4101 Email: [enquiries@allengoldstein.com](mailto:enquiries@allengoldstein.com) Website: <https://www.allengoldstein.com>



ALLEN GOLDSTEIN



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
 Allen Goldstein - Bloomsbury  
 104 Cromer Street, London WC1H 8BZ  
 Tel: 020 7183 4101 Email: [enquiries@allengoldstein.com](mailto:enquiries@allengoldstein.com) Website: <https://www.allengoldstein.com>