



Sutherland Avenue, London, W9 2QP

Asking Price £2,500,000



This exquisite and characterful three/four-bedroom maisonette offers a captivating 22-foot reception room with impressive three-meter-high ceilings and elegant French doors that open onto a charming balcony, offering panoramic views of the expansive communal gardens.

Set within the raised ground and garden floors of a magnificent converted Victorian terraced residence, this property enjoys free flowing access to stunning communal gardens and a tennis court.

Spanning approximately 2,000 square feet, this characterful home boasts a bright and thoughtfully designed layout featuring a grand reception room, a generous kitchen/breakfast room, a breathtaking principal bedroom suite with double doors that open to a private garden, and two additional double bedrooms.

The apartment preserves its enchanting features, including full-length sash windows that flood the space with natural light, and offers well-proportioned and luxurious living accommodations.

Sutherland Avenue benefits from its proximity to the shops and amenities of Maida Vale and the open spaces of Paddington Recreation Ground. The closest station is Warwick Avenue (Bakerloo Line).

- Converted Victorian terraced residence
- Private Balcony with garden views
- Utility room
- High ceilings
- Service Charge: £9225 pa
- Private patio and garden
- Communal Gardens and Tennis courts
- Characterful duplex
- Ground Rent: £150 pa
- Tenure: 95 years remaining



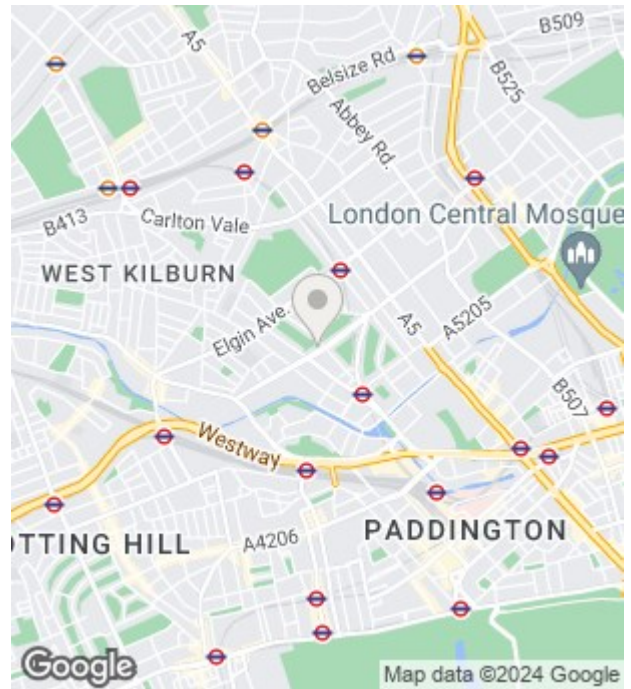




Sutherland Avenue  
Approx. Gross Internal Area 2009 Sq Ft - 186.64 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 62                      | 62        |
| (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   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

4th Floor One Kingdom Street, Paddington Central, London, W2 6BD  
Tel: +44(0)20 3019 6150 Email: sales@grange.london