

Sutherland Avenue, W9

Guide Price £775,000

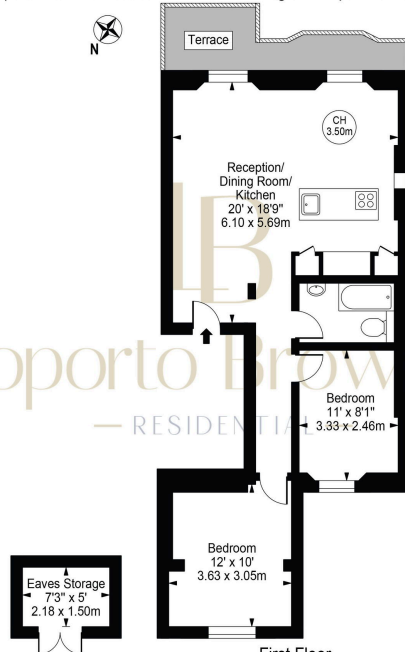
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- Guide Price: £775,000 to £800,000
- 2 bed and 1 bathroom
- 3.5-meter ceilings and a private terrace
- Share of Freehold
- Highly desirable location on a tree lined street in Maida Vale
- First floor flat in a Victorian period conversion
- Modern kitchen with Miele appliances and Corian worksurface
- Large storage area perfect for storing those bulky items
- Wooden floors
- Oli and Liana at LB Residential are proud to be instructed on this wonderful flat, this is a must see!



Sutherland Avenue
 Approx. Gross Internal Area 637 Sq Ft - 59.18 Sq M
 (Excluding Eaves Storage)
 Approx. Gross Internal Area Of Eaves Storage 35 Sq Ft - 3.27 Sq M



First Floor
 For Illustration Purposes Only - Not To Scale

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, searches, 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.

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An elegant first-floor flat of grand proportions, mere moments from the heart of Little Venice.

Set behind a quintessentially Maida Vale facade, this lateral apartment has been thoughtfully designed whilst retaining its period charm. Upon entry, you're welcomed into a bright, open-plan kitchen and reception room, benefitting from a south-easterly orientation that fills the space with natural light. High ceilings adorned with traditional cornicing add a refined touch, while floor-to-ceiling windows open onto a first-floor terrace with views over the tree-lined Sutherland Avenue.