



*Sutherland Avenue, W9 2HG*  
*Asking Price £550,000 Share of Freehold*





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An extremely bright and spacious one bedroom flat, the reception has an abundance of period features incorporating original shutters to the windows, very high ceilings measuring over three metres which incorporates a mezzanine level above the open plan kitchen. This accommodates a small bedroom/study accessed by stairs at one end of the kitchen, with storage below, more of which could be added above. The main bedroom to the back of the building measures 11ft x 10ft has built in wardrobes and floor to ceiling windows where a pretty Juliet balcony lies beyond, also with a tiled bathroom. The Victorian terrace is situated close to the junction of Shirland Road and Warwick Avenue tube as well as the picturesque canals of Little Venice. Share of Freehold.



Sutherland Avenue, W9  
Approx. Gross Internal Area \*  
517 Ft<sup>2</sup> - 48.03 M<sup>2</sup>



Raised Ground Floor

Mezzanine

Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale  
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