



# Sutherland Avenue

Maida Vale, W9

Asking Price £975,000

Positioned on the third floor is this bright and spacious two bedroom apartment spanning approximately 1000 square feet.

The apartment, overlooking and with access to the spectacular Formosa Amenity Communal Garden, has a spacious reception opening into the kitchen, an extremely large master bedroom with abundant storage, second bedroom and two bathrooms. The apartment further benefits from the demise of the flat roof space above which, with the relevant council permissions, could be converted to a wonderful roof terrace.

The property is situated on the tree-lined street of Sutherland Avenue. A range of boutique shops, restaurants and cafes on Clifton Road, Formosa Street and Lauderdale Parade are just moments away as are the green open spaces of Paddington Recreation Ground and Regent's Canal. Warwick Avenue and Maida Vale stations (Bakerloo line) are just 0.3 and 0.4 miles away respectively. Paddington station is also within easy reach, offering Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services and the Heathrow Express providing access to Heathrow Airport in 15 minutes as well as the new Elizabeth line connecting you to Canary Wharf in just 18 minutes.



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- The apartment benefits from the demise of the flat roof space above which, with the relevant council permissions, could be converted to a wonderful roof terrace.
- Spanning approx. 1000 square feet.
- Benefitting from views over and access to the wonderful Formosa Gardens.
- Positioned within a charming red brick Victorian conversion.





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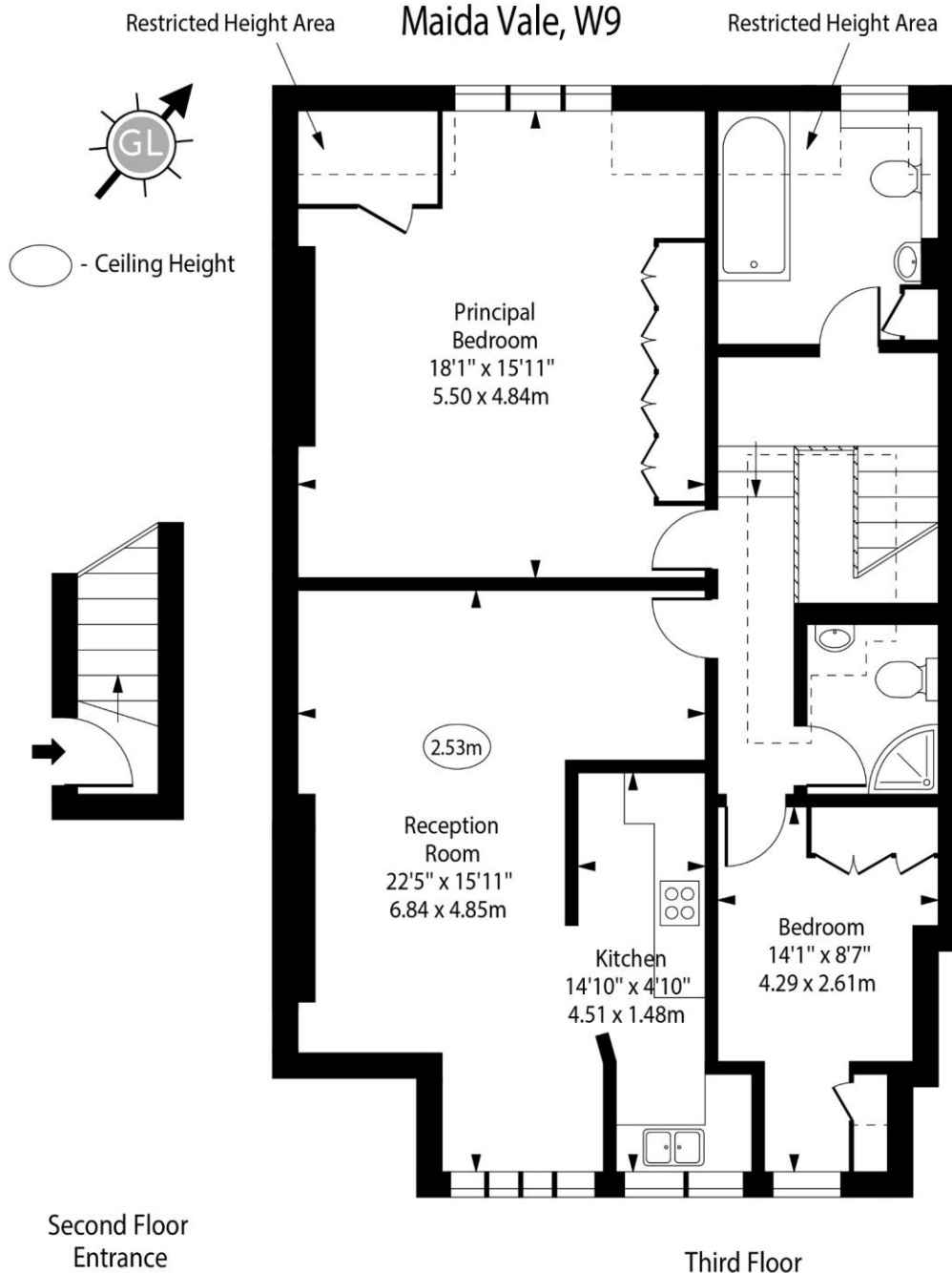
**Tenure:** Share of Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** G

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***Chestertons Little Venice Sales***

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Sutherland Avenue,  
Maida Vale, W9



Approx Gross Internal Area

965 Sq Ft - 89.65 Sq M

Approx. Floor Area Including Restricted Heights

1000 Sq Ft - 92.90 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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