



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Sutherland Avenue, London, W9 2HG

Asking Price £745,000

Subject to Contract

- In the heart of Maida Vale
- Private roof terrace
- Share of feehold

- Four bedrooms over two floors
- Sizable reception/diner/kitchen
- Vacant possession



Sutherland Avenue, W9 2HG

Spacious Four-Bedroom Victorian Apartment with Private Terrace in Maida Vale...set within a charming Victorian conversion, this expansive top-floor apartment spans three floors, seamlessly blending period elegance with contemporary living. The bright and airy open-plan kitchen and reception room create a stylish and sociable space, with French doors leading to a private roof terrace offering far-reaching views.

The property boasts four well-proportioned bedrooms, two of which feature en-suite bathrooms, alongside an additional family bathroom. A versatile loft room adds further flexibility, making it ideal as a home office or guest suite. Flooded with natural light throughout, this home exudes warmth and spaciousness.

Nestled on the picturesque, tree-lined Sutherland Avenue, this sought-after Maida Vale address is moments from the vibrant cafés, restaurants, and boutique shops of Clifton Road and Lauderdale Parade. The scenic towpaths of Regent's Canal and the Grand Union Canal, as well as the green spaces of Paddington Recreation Ground, provide a peaceful escape from city life.

Warwick Avenue and Maida Vale stations (Bakerloo Line) are just a short walk away, while Westbourne Park (Hammersmith & City and Circle Lines) is also within easy reach. With Notting Hill, Queen's Park, St John's Wood, and Marylebone nearby, this property offers the perfect balance of tranquility and connectivity in the heart of West London.



Tenure Leasehold - Share of Freehold

Price Asking Price £745,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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