

**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.


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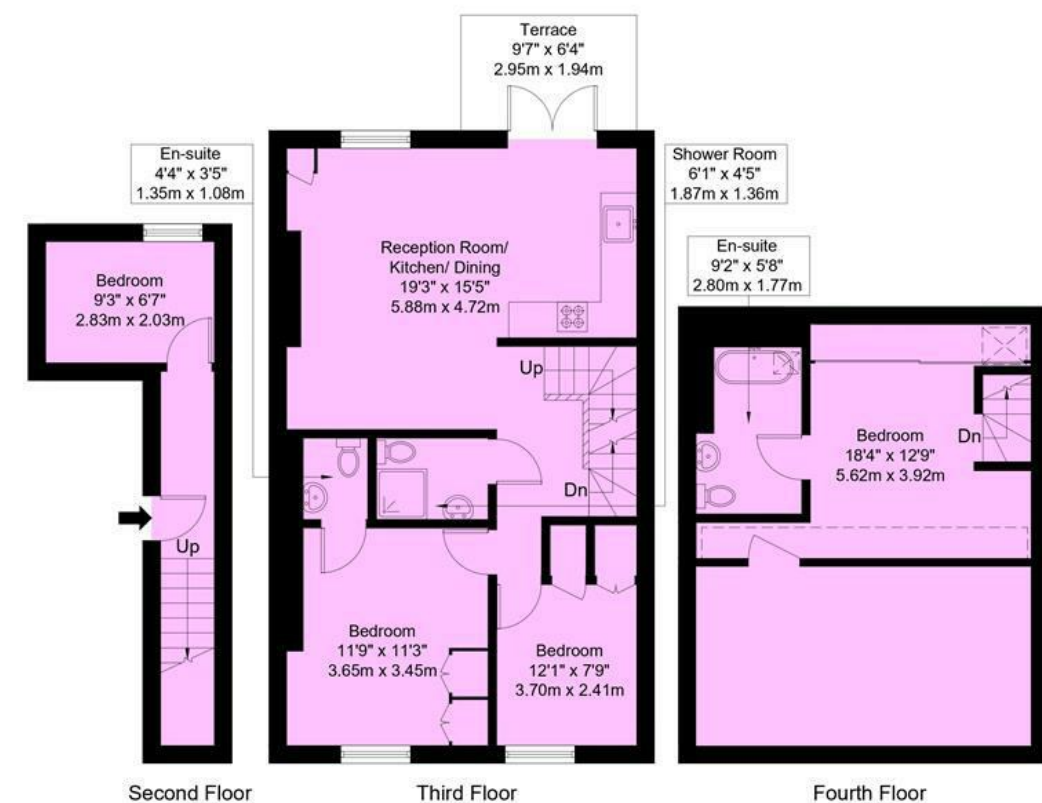
Approx Gross Internal Area = 85.9 sq m / 924 sq ft

Terrace = 5.72 sq m / 61 sq ft

Eaves Storage/ RHH = 23.2 sq m / 249 sq ft

Total = 114.82 sq m / 1235 sq ft

 = Reduced headroom below 1.5m / 5'0



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright © BleuPlan

**Tenure** Leasehold - Share of Freehold

**Price** Asking Price £745,000 Subject to Contract

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