

Sutherland Avenue, London W9



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A sensational four bedroom stucco fronted house (2,214 sq ft/205.7 sq m) with a private patio leading to a beautiful landscaped communal garden.

Arranged over four floors, this superb family home is entered on the ground floor, which comprises of a grand entrance, with a cloakroom, leading to a dining room and a dual aspect reception room, which benefits from high ceilings, wood floors and bespoke media units. Down the main stairs to the lower ground floor is an impressive open plan kitchen/family room with high spec integrated appliances. There is a utility room and a separate WC. The private patio also gives direct access to the vast communal garden.



Guide price: £3,750,000

Tenure: Share of freehold plus leasehold, approximately 960 years remaining

Service charge: There are no service charges apart from a garden contribution of £529.20 per annum (based on 2023), reviewed annually

Local authority: City of Westminster

Council tax band: H





The first floor comprises of two bedrooms, both double rooms with high ceilings. The rear bedroom features a dressing room and en suite shower room. There is also a family bathroom on this floor. On the top floor are two more bedrooms with the large principal suite featuring an extensive range of wardrobe space and en suite shower room while the other bedroom on this level is another good sized double or study.





Location

A selection 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 close by. Paddington station is also within easy reach, offering Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services, Elizabeth line and the Heathrow Express.











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Approximate Gross Internal Area = 205.4 sq m / 2211 sq ft



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