



SUTHERLAND AVENUE

Little Venice, W9



A SPACIOUS AND ELEGANT THREE BEDROOM APARTMENT

This beautiful three bedroom apartment is on the third floor of a prestigious Sutherland Avenue, W9 building. This exceptional residence offers a blend of modern elegance, featuring two balconies that provide stunning views of the tranquil communal gardens.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold with approximately 986 years remaining

Service charge: £6,000 per annum*

Asking Price: £1,150,000



SUTHERLAND AVENUE, LITTLE VENICE W9

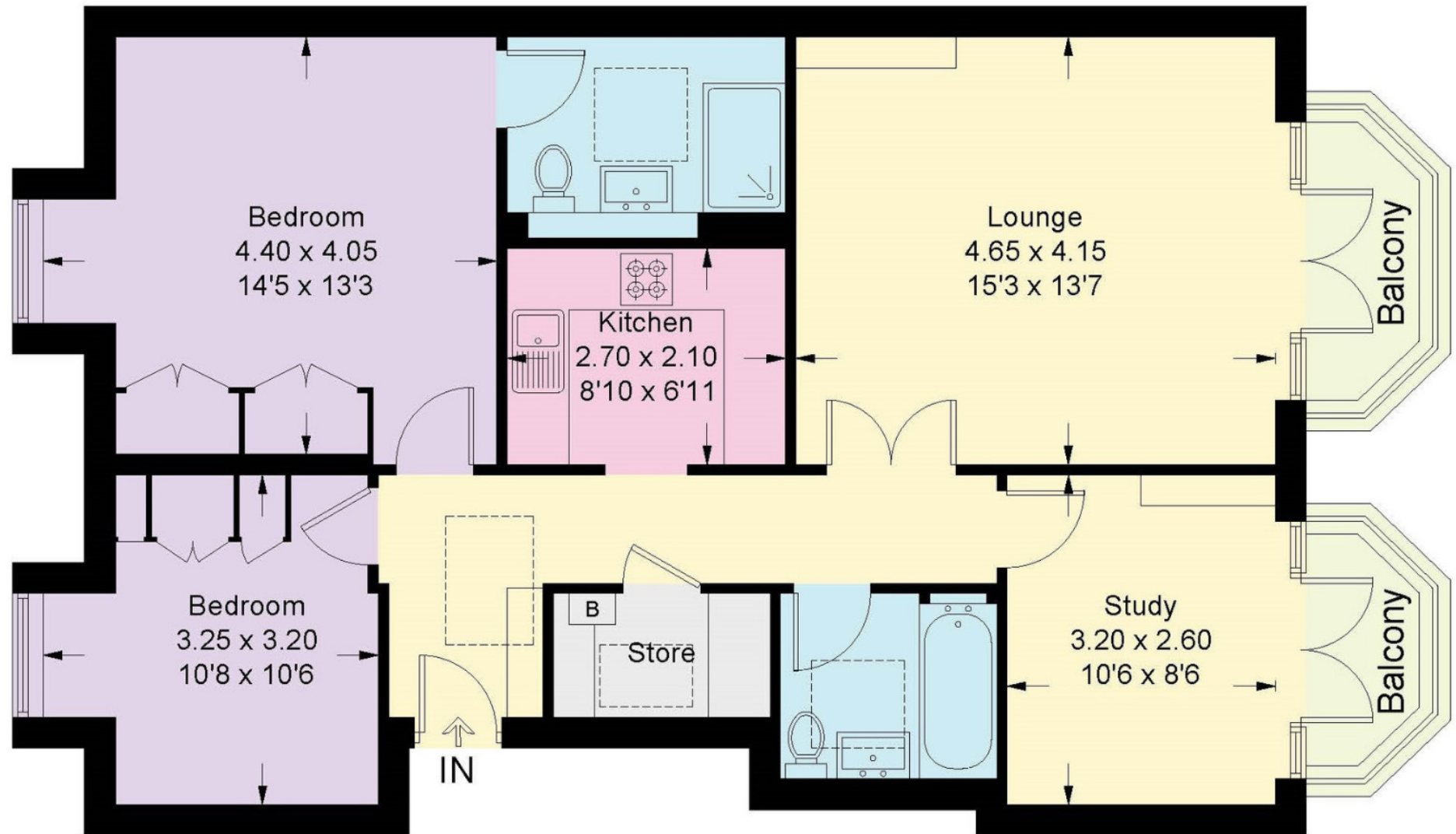
The spacious living area is bathed in natural light, creating a warm and inviting atmosphere. There's a kitchen and storage/utility space, a family bathroom, and each of the three generously sized bedrooms, offering comfort and style and ample storage space. The principal bedroom benefits from a contemporary en suite shower room, and the second bedroom has direct access to a private balcony. Sutherland Avenue W9 is in the heart of Little Venice, a highly sought-after residential area known for its tree-lined streets and elegant architecture. The neighbourhood offers a peaceful yet vibrant atmosphere, with a variety of boutique shops, charming cafes, and the local amenities of Formosa Street.

*Please note that we have been unable to confirm the service charge's next review date. You should ensure that you or your advisors make your own inquiries.









Approximate Gross Internal Area = 82.5 sq m / 888 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Tim Perks

+44 20 7871 5065

tim.perks@knightfrank.com

Knight Frank St John's Wood

5-7 Wellington Place

London NW8 7PB

knightfrank.co.uk

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