



SUTHERLAND AVENUE,

Maida Vale W9



A TWO BEDROOM HOME IS A VESSEL OF CREATIVE FLAIR

Behind its handsome 19th-century facade, this two bedroom home is a vessel of creative flair. Thanks to the modish architectural vision of Camu & Morrison, the property's spacious period framework has been reimagined with a contemporary layout.



Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold with approximately 179 years remaining

Ground rent: A peppercorn

Service charge: £2,756 plus £1,360 reserve fund contribution per annum. The next review date is September 2026.

Asking Price: £1,250,000



SUTHERLAND AVENUE, MAIDA VALE W9

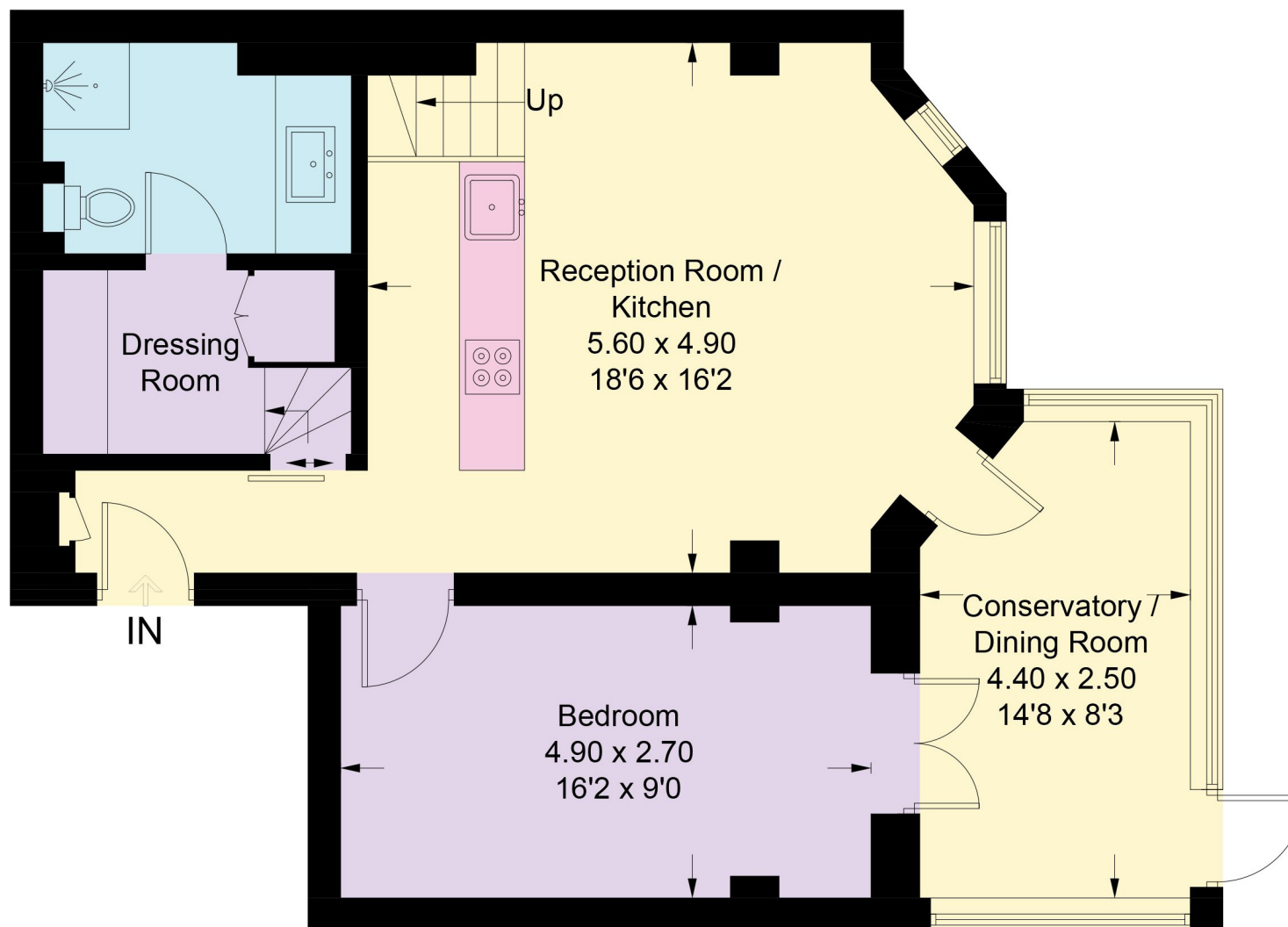
The home opens to a panelled hallway, which leads into the capacious open-plan kitchen and reception room. It's a thoroughly uplifting scene, featuring full-height bay windows. The kitchen is complete with high-tech appliances that are seamlessly integrated into the design; note the fridge, discreetly incorporated into custom-made cubic shelving. A large mezzanine level bolsters the spacious appeal, introduced by a fixed ladder. Configured as a glass box, the conservatory and dining room are bathed in sunlight. The triple-glazed windows keep things thoroughly quiet and cosy. There is direct access to the long stretches of lawn and varied planting, as well as a private residents' tennis court.

One of West London's most picturesque neighbourhoods, Little Venice feels lifted out of a film set with its colourful barge boats, refined townhouses and tree-lined avenues. The canal is on your doorstep here, along with the independent boutiques and antiques dealers of Formosa Street.

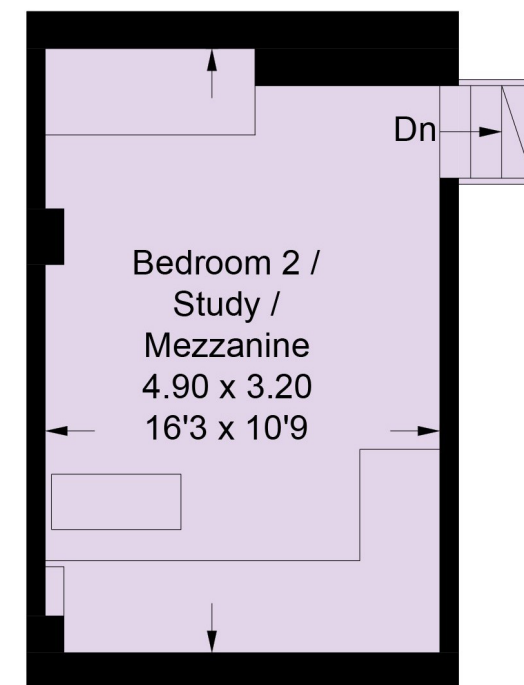




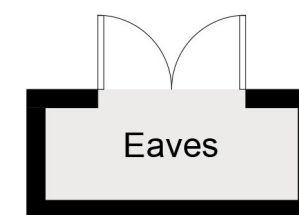




Lower Ground Floor



Upper Ground Floor



(Not Shown In Actual Location / Orientation)

(Including Eaves)

Approximate Gross Internal Area = 85.8 sq m / 923 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

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2025. Photographs and videos dated November 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.