



Sutherland Avenue | London | W9

£2,150 Per month





A delightful first floor one bedroom flat on Sutherland Avenue set within a period conversion, offering a unique blend of historical character and modern convenience, spanning 395 square feet.

This property features a well-proportioned reception room that serves as the heart of the home, which benefits from high ceilings and a mezzanine floor with fantastic storage. The inviting double bedroom offers an abundance of natural light, while the bathroom is designed with functionality in mind.

The location is particularly appealing, as Sutherland Avenue is known for its picturesque surroundings. Residents can enjoy easy access to local amenities, transport links, with close proximity to both Warwick Avenue and Maida Vale underground station (Bakerloo Line) and the open spaces of Paddington Recreation ground, making it the ideal location for those who appreciate both tranquillity and convenience.

- Cosy 1-bedroom flat
- Period conversion
- Mezzanine floor with great storage
- High ceilings
- Prime London location
- Charming period features
- Spacious reception room
- Wood flooring throughout
- Close to transport links
- Ideal for singles or couples

**Local Authority: Westminster**

**Council Tax Band: B**

**EPC: D**

**Tenancy Length: Long Term**

**£2,150 Per Month**

**Deposit: £2,480**

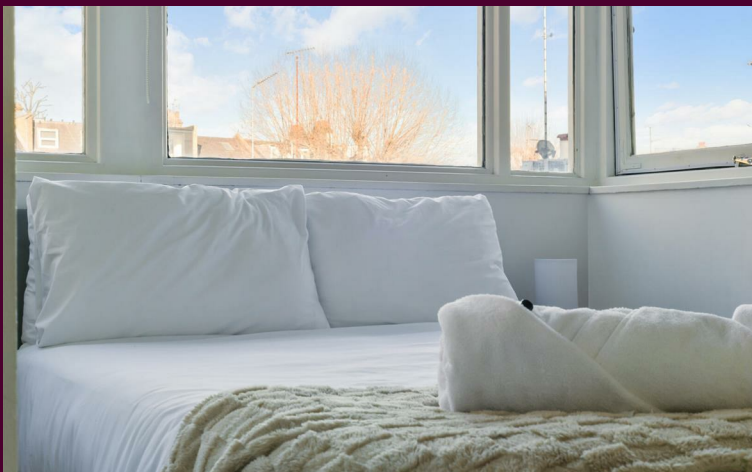
**Date Available: 15th January 2026**

**Furnished**





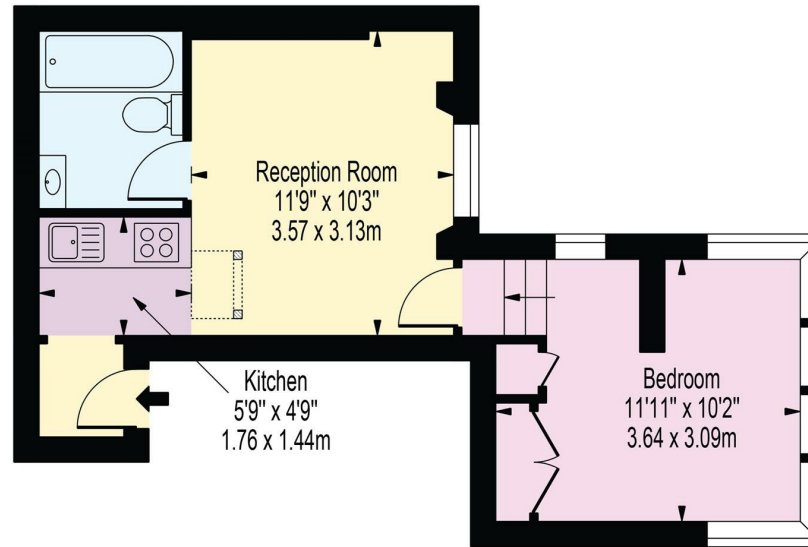




## Sutherland Avenue

Approx. Gross Internal Area  
36.73 sq m / 395 sq ft

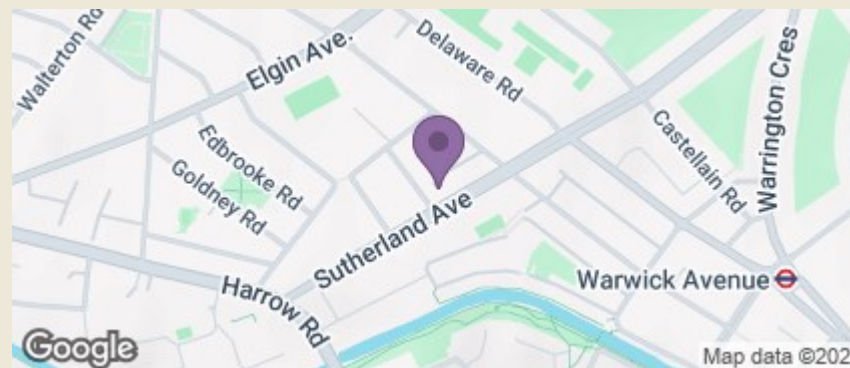
(Including Restricted Height Area & Excluding Void)  
Approx. Gross Internal Area Of Restricted Height  
6.28 sq m / 68 sq ft



First Floor

For Illustration Purposes Only

This Floor Plan Should Be Used As A General Outline For Guidance Only And Does Not Constitute In Whole Or In Part An Offer Or Contract.  
Any Intending Purchaser Or Lessee Should Satisfy Themselves By Inspection, Searches, Enquiries And Full Survey As To The Correctness Of Each Statement.  
Any Areas, Measurements Or Distances Quoted Are Approximate And Should Not Be Used To Value A Property Or Be The Basis Of Any Sale Or Let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

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