



Sutherland Avenue | London | W9

£2,100 Per month

 DRAPER
LONDON

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.

- First floor one 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

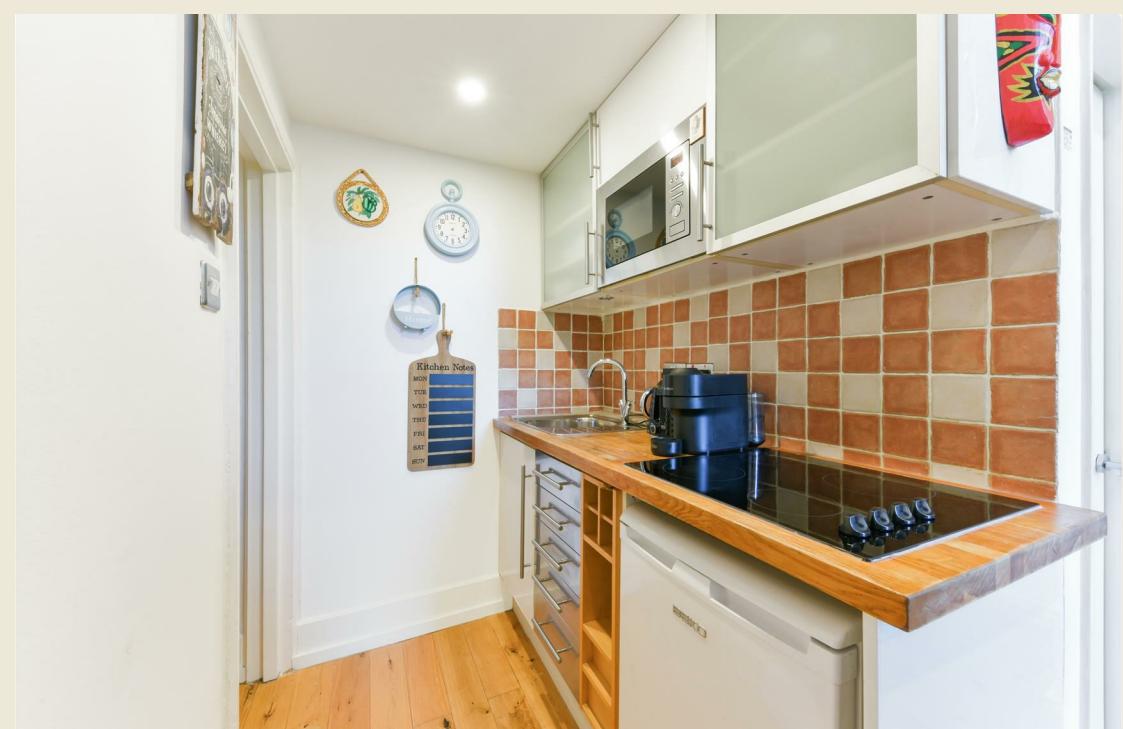
£2,150 Per Month

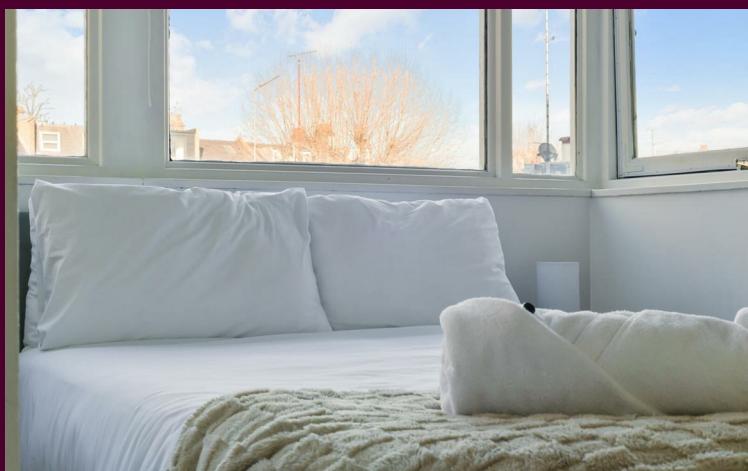
Deposit: £2,423

Date Available: 6th February 2026

Furnished



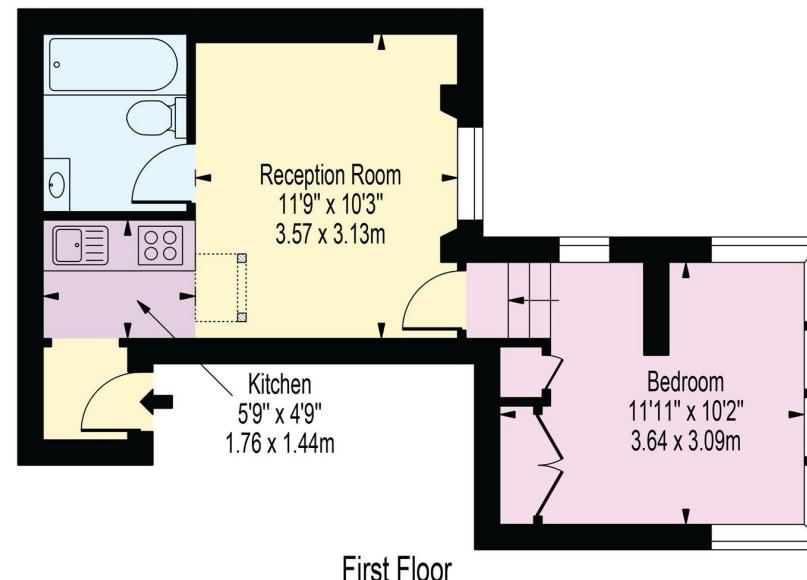




Sutherland Avenue

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



For Illustration Purposes Only



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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