



Sutherland Avenue | London | W9

£2,100 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.

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

Local Authority: Westminster

Council Tax Band: B

EPC: D

Tenancy Length: Long Term

£2,150 Per Month

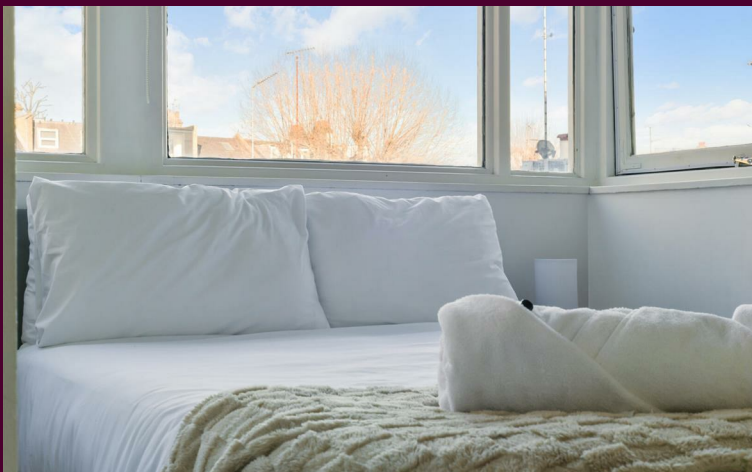
Deposit: £2,423

Date Available: 6th February 2026

Furnished



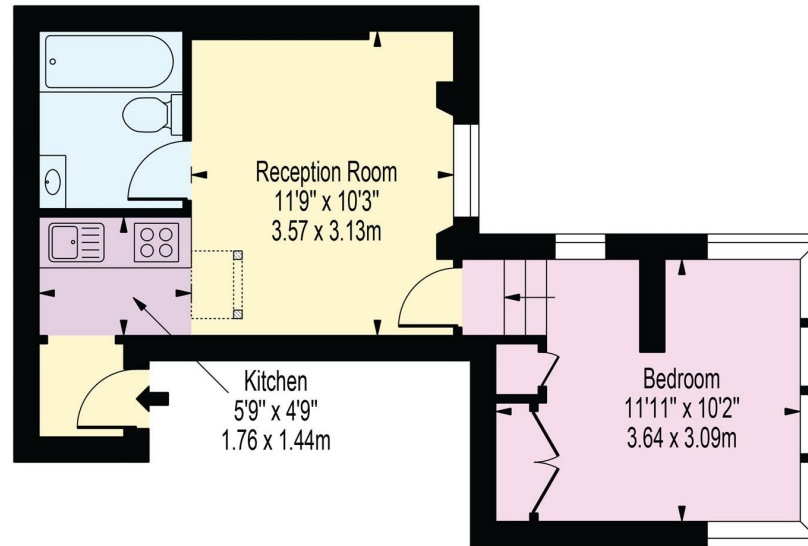




Sutherland Avenue

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

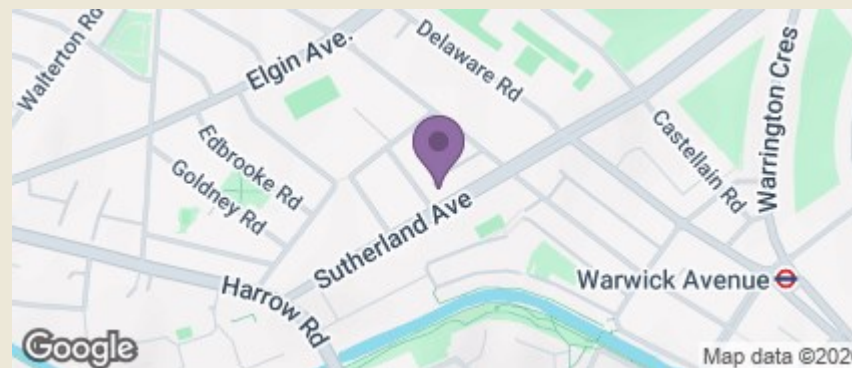
(Including Restricted Height Area & Excluding Void)
Approx. Gross Internal Area Of Restricted Height
6.28 sq m / 68 sq ft



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) 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 | | |
| England & Wales | 65 | |
| EU Directive 2002/91/EC | | |

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