



Merchant House, 184-186 Sutherland Avenue,
London
W9 1HR
Asking price £4,950,000 Share of Freehold

IAN GREEN
RESIDENTIAL

A beautiful five bedroom garden maisonette measuring 2,667 sq. ft with direct access to the residents-only Winston Amenity Gardens.

Entering on garden level, you're welcomed by a spacious entrance hall leading into the utility room and office/5th bedroom. There is also a double en-suite bedroom located at the front of the property. Spanning the entire width to the rear of the flat is an open-plan kitchen and dining area, alongside an informal reception room. These spaces open out onto a private patio with direct access to communal gardens.

There is a cinema room accessed from the atrium which leads up to the raised ground floor. This level hosts two double bedrooms and a family bathroom, as well as an impressive principal suite featuring a walk-in wardrobe and en-suite bathroom.

Situated on the eastern side of Sutherland Avenue in Little Venice; one of London's most picturesque and exclusive residential enclaves, the property is in walking distance to Warwick Avenue (Bakerloo Line) and the Regent's Canal.



Sutherland Avenue, W9
 Approximate Gross Internal Area
 248 sq m/ 2667 sq ft Including Storage
 245 sq m/ 2640 sq ft Excluding Storage

Not to Scale, for identification only



Lower Ground Floor

Raised Ground Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
 All measurements and areas are approximate only (and have been prepared in accordance with the current edition of theRICS Code of Measuring Practice).



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