



# Sutherland Avenue

Maida Vale, W9

Offers in excess of  
£2,250,000

A rare opportunity to acquire a charming 3-4 bedroom, duplex raised ground and garden maisonette set within a redbrick Victorian façade, enhanced by solid concrete walls and floors dating from 1989, a rarity for this area. The apartment exclusively overlooks the stunning Winston Amenity Garden, with no windows facing the street and no lower ground level. A spacious private garden provides direct access to the communal garden.

Spanning approximately 1500 square feet, with abundant natural light and verdant outlook the accommodation comprises a voluminous open plan renovated kitchen reception (with a useful separate utility space), which gives access to a large private garden which, in turn, leads onto the fully enclosed communal garden. The upper floor contains three bathrooms and three bedrooms. In addition, it includes a second reception/study area which can be turned into another bedroom. The large master bedroom has plentiful storage and an en suite bathroom. Two further spacious double bedrooms are served by a family bathroom. A large entrance hall gives access to the cloakroom and a guest bathroom.

Sutherland Avenue is situated in the heart of Little Venice with ample parking space, a short walk from the cafes and shops of Clifton Road and Formosa Street, with Warwick Avenue Underground Station on the Bakerloo Line nearby.

**CHESTERTONS**



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- A stunning garden maisonette spanning approx. 1500 square feet with the unique benefit for only having garden views.
- The apartment benefits from a share in the freehold.
- The apartment comes with a private garden and direct access to the quiet and spacious Winston Amenity Communal Garden.
- The building having been rebuilt in 1989, comes with solid concrete flooring and walls offering very little if any noise transference and a very sound structure.



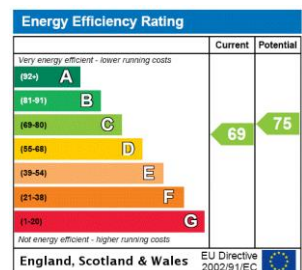
**Tenure:** Share of Freehold 87 years 8 months

**Service Charge:** £6901.20 pa

**Ground Rent:** £0

**Local Authority:** City of Westminster

**Council Tax Band:** G



### *Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

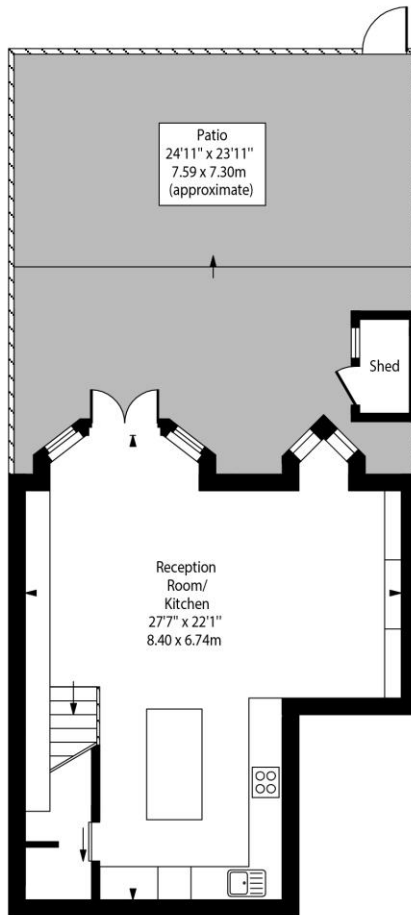
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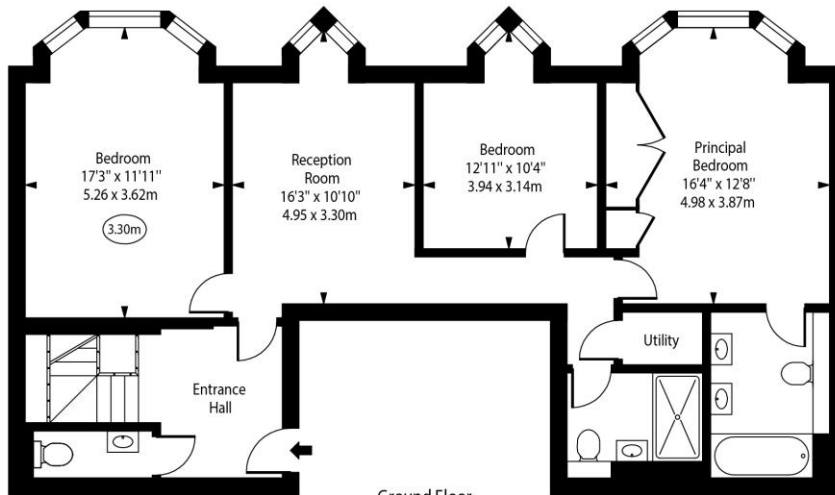
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○ - Ceiling Height

Lower Ground Floor



Ground Floor

Approx Gross Internal Area 1500 Sq Ft - 139.35 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 026914A

