



SUTHERLAND AVENUE,

Maida Vale W9



A TWO BEDROOM HOME IS A VESSEL OF CREATIVE FLAIR

Behind its handsome 19th-century facade, this two bedroom home is a vessel of creative flair. Thanks to the modish architectural vision of Camu & Morrison, the property's spacious period framework has been reimaged with a contemporary layout.



Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold with approximately 179 years remaining

Ground rent: A peppercorn

Service charge: £2,756 plus £1,360 reserve fund contribution per annum. The next review date is September 2026.

Asking Price: £1,250,000



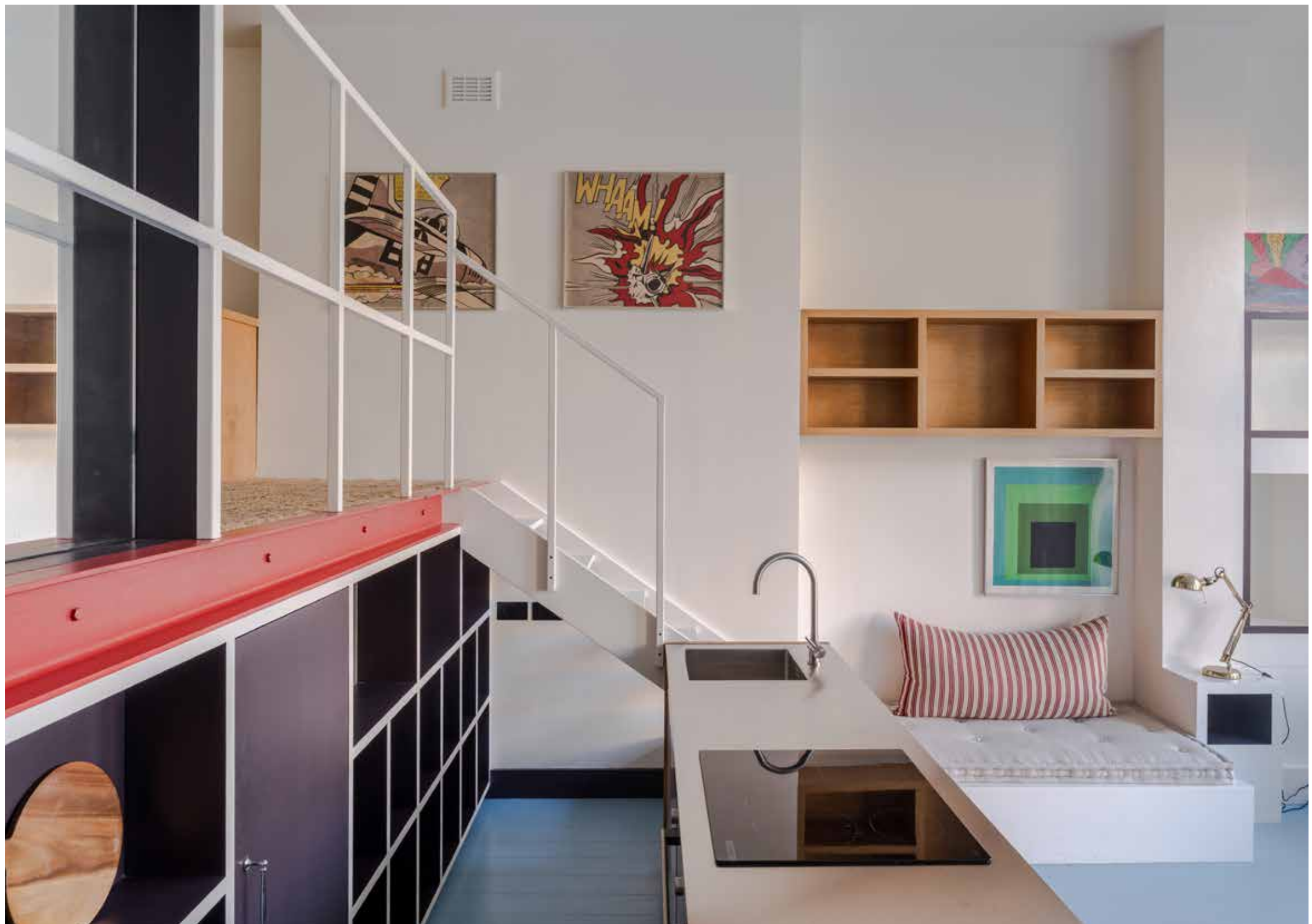
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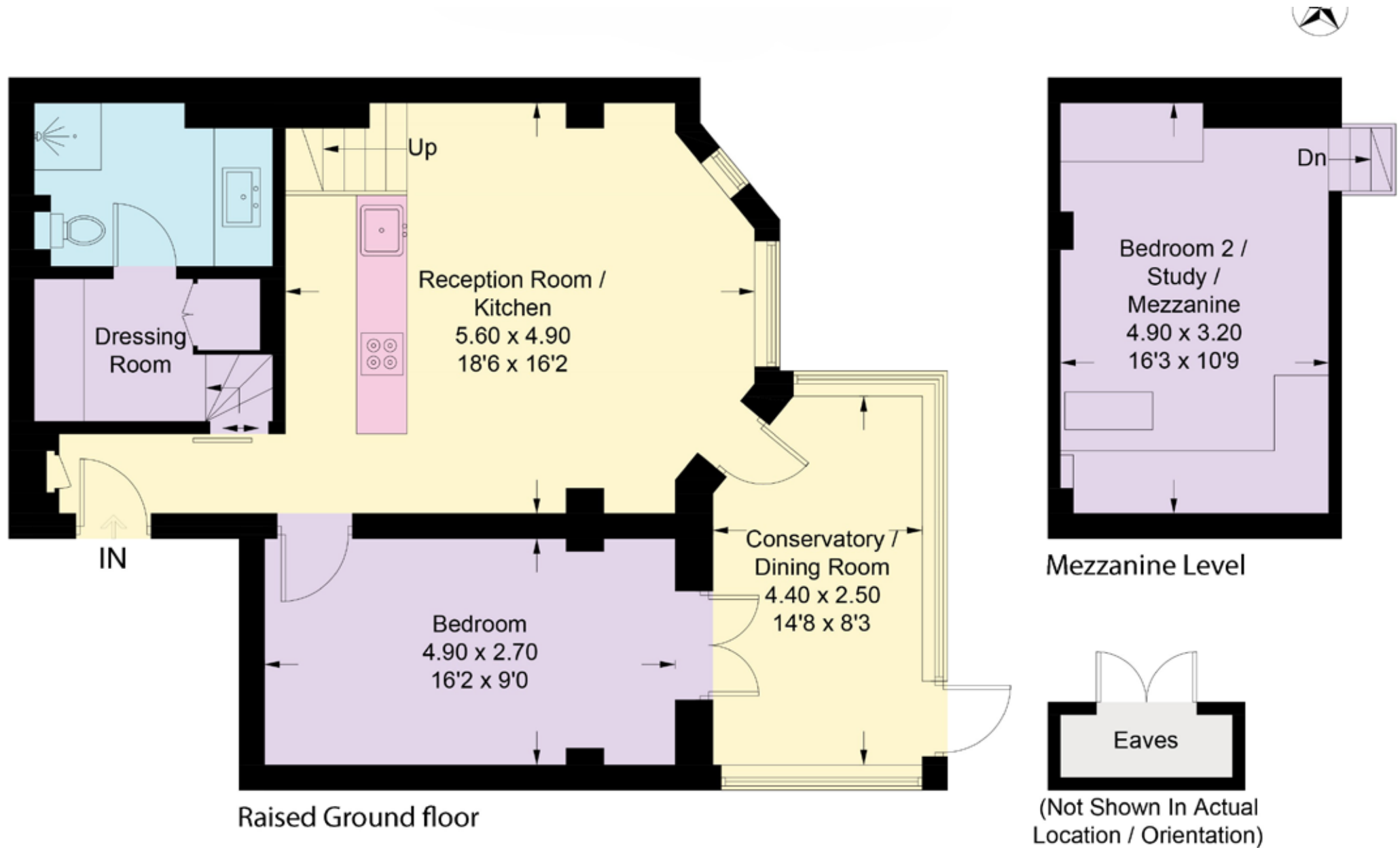
The home opens to a panelled hallway, which leads into the capacious open-plan kitchen and reception room. It's a thoroughly uplifting scene, featuring full-height bay windows. The kitchen is complete with high-tech appliances that are seamlessly integrated into the design; note the fridge, discreetly incorporated into custom-made cubic shelving. A large mezzanine level bolsters the spacious appeal, introduced by a fixed ladder. Configured as a glass box, the conservatory and dining room are bathed in sunlight. The triple-glazed windows keep things thoroughly quiet and cosy. There is direct access to the long stretches of lawn and varied planting, as well as a private residents' tennis court.

One of West London's most picturesque neighbourhoods, Little Venice feels lifted out of a film set with its colourful barge boats, refined townhouses and tree-lined avenues. The canal is on your doorstep here, along with the independent boutiques and antiques dealers of Formosa Street.









(Including Eaves)

Approximate Gross Internal Area = 85.8 sq m / 923 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
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