



SUTHERLAND AVENUE

Maida Vale, W9



THIS ELEGANT THREE BEDROOM GARDEN APARTMENT

Accessed via a raised ground-floor entrance, the home features high ceilings, exquisite cornicing, a feature fireplace, and hardwood flooring throughout.

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Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of Freehold

Ground rent: £0

Service charge: £4,400 per annum, reviewed each year, next review due 2027

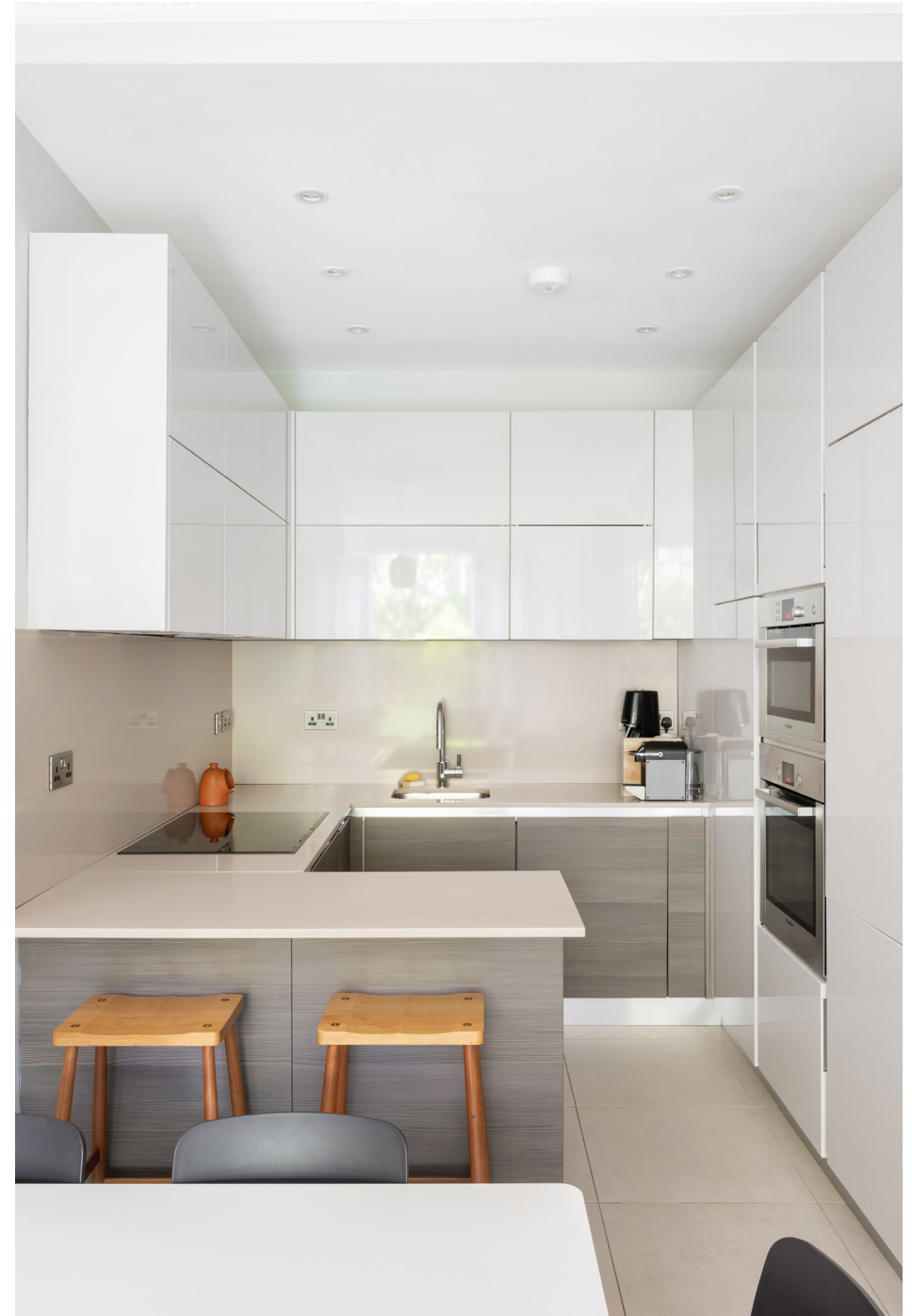
Guide Price: £1,300,000



An impressive reception room opens onto the gardens and flows into a stylish dining area and contemporary kitchen with a breakfast bar and generous preparation space.

The principal bedroom features a bay window, fitted wardrobes, and an en suite shower room, while the second bedroom also offers fitted storage and a private en suite. A third double bedroom with bi-fold doors to the garden, and a well-appointed family bathroom, complete this exceptional home.

Sutherland Avenue W9 is in the heart of Maida Vale, a highly sought-after residential area known for its tree-lined streets and elegant architecture. The neighbourhood offers a peaceful yet vibrant atmosphere, with a variety of boutique shops, charming cafes, and local amenities. Excellent transport links include Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line), providing quick access to Central London.

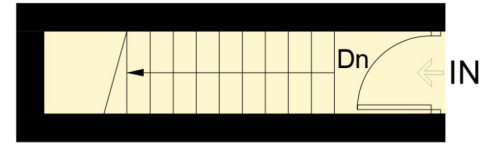








[] = Reduce head height below 1.5m



Ground Floor

Approximate Area = 3.8 sq m / 41 sq ft



Lower Ground Floor

Approximate Area = 102.8 sq m / 1106 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)

Approximate Gross Internal Area = 106 sq m / 1,147 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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