



SUTHERLAND AVENUE

Maida Vale W9



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This architecturally designed loft-style apartment, created by Felix von Bechtolsheim, has been meticulously reconfigured to maximise space and finished with an exceptional sense of style.

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Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold approximately 84 years remaining

Service charge: *

Ground rent: *

Guide Price: £850,000





The property enjoys dramatic double-height ceilings and exposed beams frame a striking open-plan kitchen and reception area that leads directly onto a private west-facing terrace, perfect for enjoying the afternoon sun.

A sleek modern staircase leads to a versatile mezzanine level, ideal as a media room or additional living space.







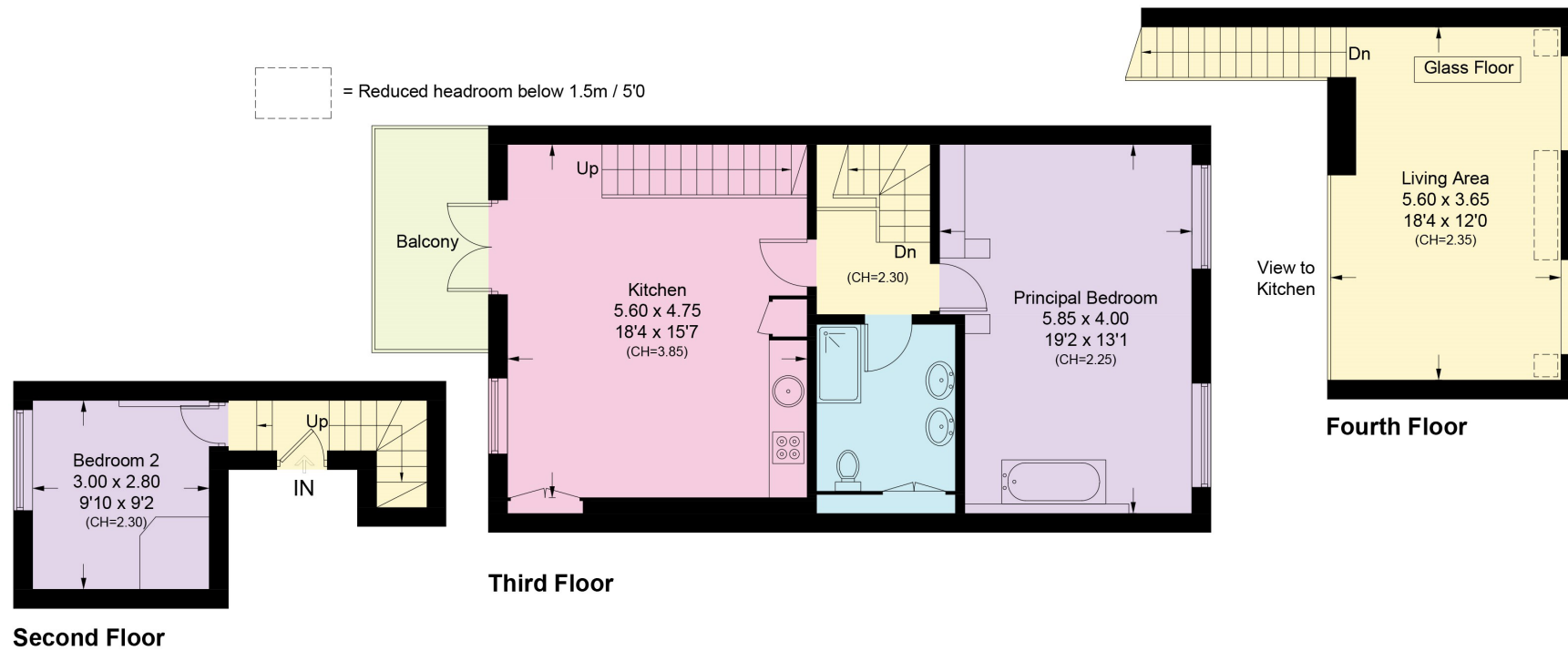
The luxurious principal bedroom combines elegance with practicality, featuring a freestanding roll-top bath and extensive wardrobe storage, while a well sized second bedroom and guest shower room complete the home.

Blending Felix von Bechtolsheim's architectural vision with comfort and contemporary design, this apartment offers a rare opportunity to own a truly distinctive property.



*Please note we have been unable to confirm service charge, ground rent and their review periods. You should ensure you make your own enquiries.





Approximate Gross Internal Area = 90sq m / 965 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)

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