



# Sutherland Avenue

Little Venice, W9

Asking Price £1,200,000

Positioned on the garden level of this magnificent converted Victorian building is this bright and spacious 2 bedroom apartment spanning approximately 1340 square feet with its own private 56 ft garden.

Finished to a spectacular standard throughout and benefitting from its own private entrance the accommodation comprises a large entrance hall, a airy and bright reception room which leads through to a charming conservatory which is used as a dining room. A separate and modern fully fitted kitchen abuts the reception. A large master bedroom with plentiful storage is served by an en suite bathroom. A second double bedroom has its own use of a family bathroom. The apartment has an extremely useful nook used as a study, a separate utility space away from the kitchen, and a large garden room offer mixed use dependent on need.

Sutherland Avenue is a pretty tree lined street, moments from the cafes, restaurants and boutique shops on Clifton Road and Lauderdale Parade, together with the open space and sports facilities of Paddington Recreation Ground.

**CHESTERTONS**



# Sutherland Avenue

Little Venice, W9

- A beautifully finished and wonderfully designed 2 bedroom garden apartment spanning approx. 1350 square feet.
- Benefitting from a charming 56 ft. private garden.
- The apartment comes with a share in the freehold.
- Positioned on the ever popular Sutherland Avenue.



---

**Tenure:** Share of Freehold 88 years 6 months

**Service Charge:** £3,278.60 pa

**Ground Rent:** Peppercorn

**Local Authority:** City Of Westminster

**Council Tax Band:** F

---

*Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

W9 1SX

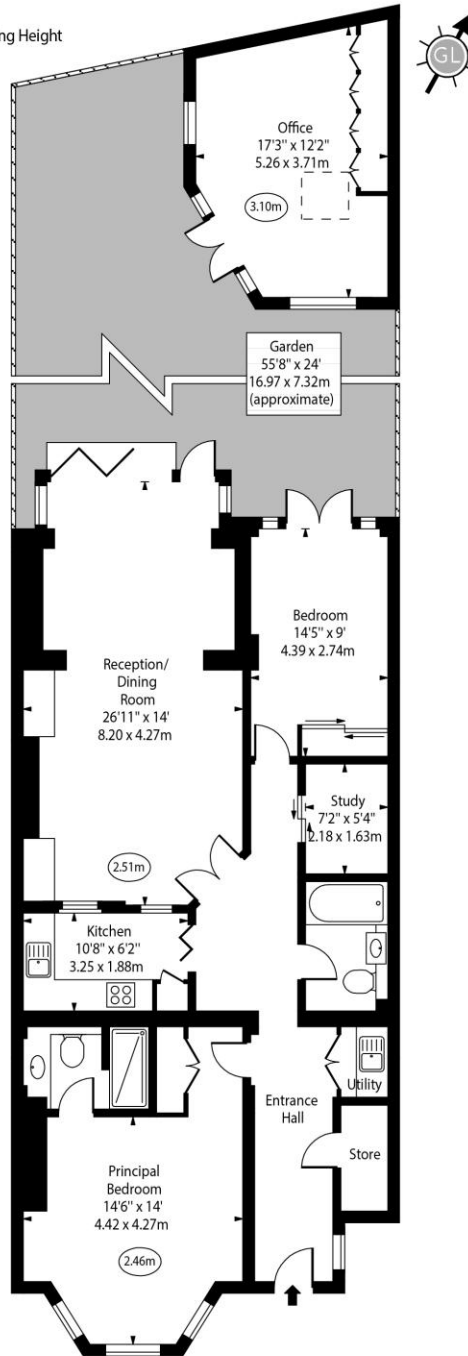
[littlevenice@chestertons.co.uk](mailto:littlevenice@chestertons.co.uk)

020 7286 4632

[chestertons.co.uk](http://chestertons.co.uk)

Sutherland Avenue, W9

○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 1153 Sq Ft - 107.11 Sq M

(Excluding Office)

Office Area 187 Sq Ft - 17.37 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk  
Ref. No. 031792K

