



## SUTHERLAND AVENUE, W9

£375,000

One Bedroom  
Period Conversion  
Good Condition  
Walking Distance to Portobello Road  
Approximately 490sq ft  
Chain Free

@marshandparsons  
marshandparsons.co.uk

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# ABOUT THE PROPERTY

A charming one bedroom top floor flat offering bright and well proportioned accommodation. The property features a spacious reception room filled with natural light, enhanced by large windows in the living room and beautifully presented throughout. Further accommodation includes a refitted modern kitchen, a double bedroom, and a contemporary bathroom.

Perfectly positioned, Sutherland Avenue is a short walk from Warwick Avenue Underground Station (Bakerloo Line), Westbourne Park and Paddington Station (Elizabeth line & Heathrow express). Surrounded by an array of boutique shops, charming pubs, cafés, restaurants, Lauderdale Parade and the picturesque canals

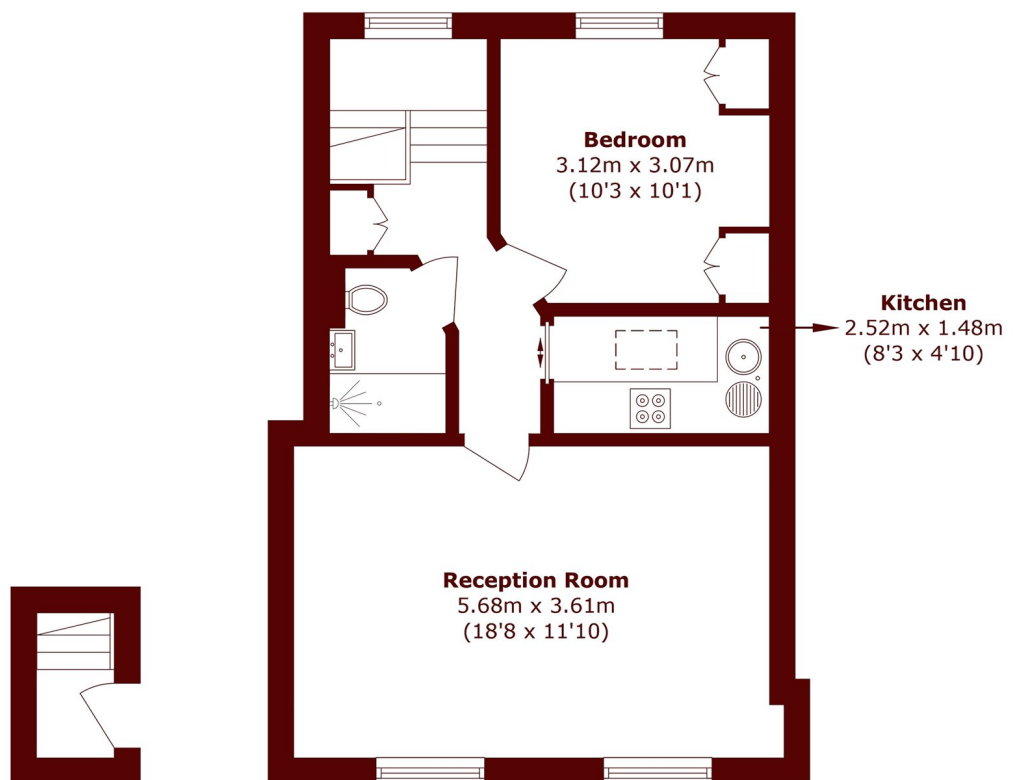






# FURTHER DETAILS

# STEP INSIDE SUTHERLAND AVENUE



**Third Floor**

**Fourth floor**

Total area (approx.): 45.6 sq. m (490.8 sq. ft)

**Little Venice**  
020 7993 3050

Energy Rating: We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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