



Sutherland Avenue

Little Venice, W9

Asking Price £625,000

A bright and well-presented two-bedroom top-floor apartment situated on the sought-after Sutherland Avenue, benefiting from a private terrace and attractive leafy views, with access to communal gardens.

This property offers a spacious open-plan reception room and contemporary fitted kitchen, creating an excellent space for both everyday living and entertaining. There are two well-proportioned bedrooms, a modern bathroom and excellent natural light throughout.

A particular highlight is the private terrace, which enjoys an elevated outlook across the surrounding greenery and provides a superb space for outdoor dining and relaxing.

Sutherland Avenue is a highly desirable tree-lined residential road, conveniently positioned for the shops, cafés and restaurants of Little Venice and Maida Vale, together with excellent transport links into central London from Maida Vale and Warwick Avenue stations.

The combination of a top-floor position, private outside space and two bedrooms makes this a particularly appealing home in the heart of W9.

CHESTERTONS



Sutherland Avenue

Little Venice, W9

- Benefitting from a Share of freehold (long underlying lease).
- Features a private balcony
- View over and access to stunning communal gardens
- Finished to a high standard



Tenure: Share of Freehold 955 years 1 months

Service Charge: £2,438.76 pa

Ground Rent: £0

Local Authority: City Of Westminster

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	66 D
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

W9 1SX

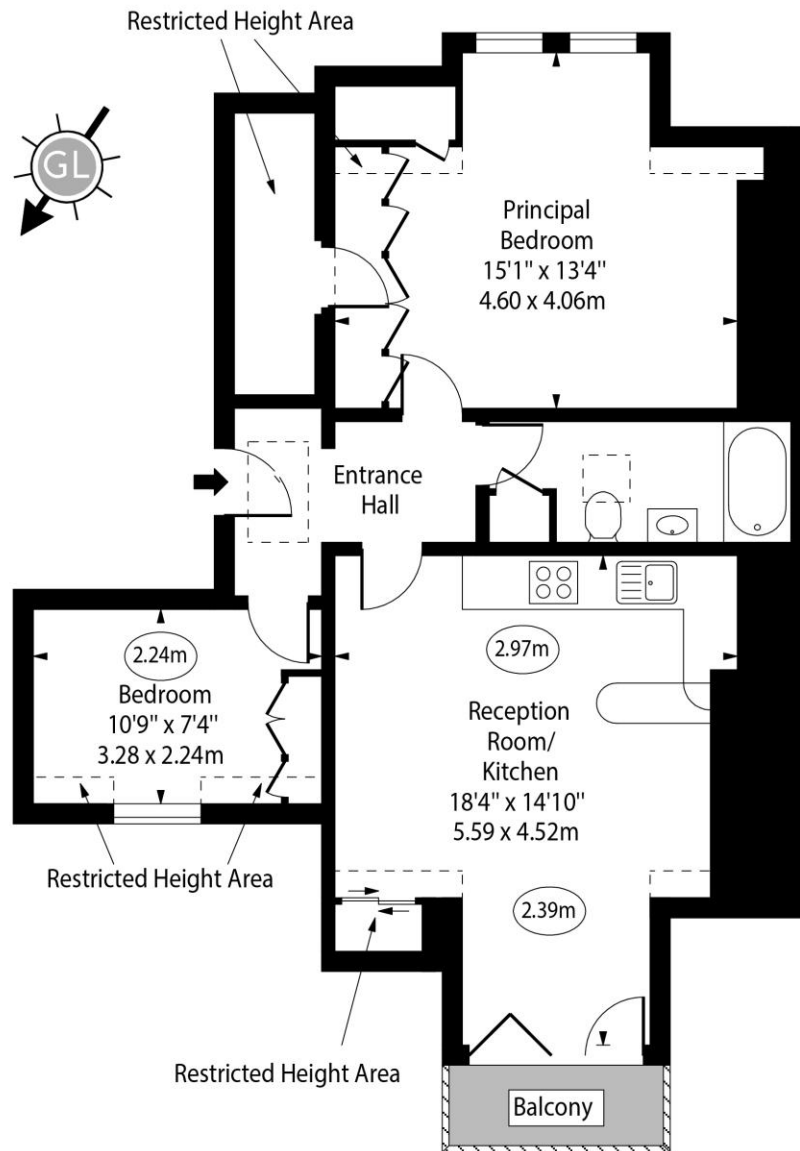
littlevenice@chestertons.co.uk

020 7286 4632

chestertons.co.uk

Sutherland Avenue,
Little Venice, W9

○ - Ceiling Height



Third Floor

Approx Gross Internal Area 572 Sq Ft - 53.14 Sq M

Approx. Floor Area Including Restricted Heights 648 Sq Ft - 60.20 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.

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