



*Sutherland Avenue, London, W9 2HE*  
*Offers In Excess Of £800,000 Leasehold*

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BRAITHWAIT



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A two-bedroom garden flat on Sutherland Avenue, located within an elegant white stucco terrace, measuring approximately 837 sq ft. The property comprises a semi-open-plan reception room to the front of the building and two good-sized double bedrooms to the rear.

The flat benefits from a contemporary kitchen and bathroom, excellent built-in storage including a large area beneath the stairs, and a 41ft private garden accessed from the hallway.

There is scope to further enhance the property with potential to extend, subject to the necessary planning consents (STPP), particularly to the rear and side return towards the garden.

Ideally positioned close to the junction of Shirland Road and the picturesque canals of Little Venice, as well as the cafés and restaurants of Formosa Street and Paddington Basin. Long lease.



Sutherland Avenue, London, W9

Approximate Gross Internal Floor Area = 77.8 sq m / 837 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

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