



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





2 x  1 x  1 x 

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.

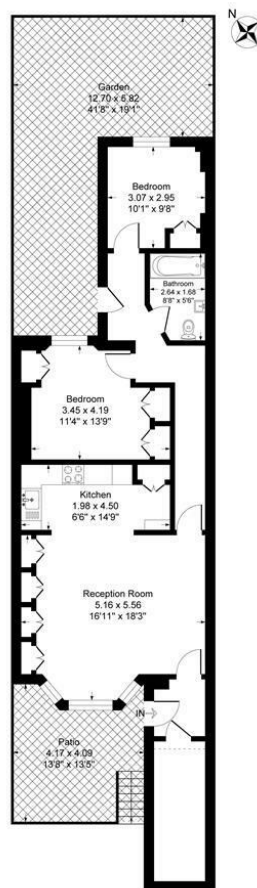
There is scope to further enhance the property with potential to extend, subject to the necessary planning consents (STPP), particularly to the rear and side return towards the garden.

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



Lower Ground Floor

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

Important Notice Debussy Property Service Ltd trading as Braithwait for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Braithwait or the vendor, (iii) whilst none in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Braithwait or any person within their employment any authority to make or give any representation or warranty whatsoever in relation to this property. Wide angled lenses may be used in photographs.

Call us on 0207 289 8889 or email sales@braithwait.co.uk

B
BRAITHWAIT