



*Sutherland Avenue, London, W9 2HF*  
*Asking Price £699,000 Share of Freehold*





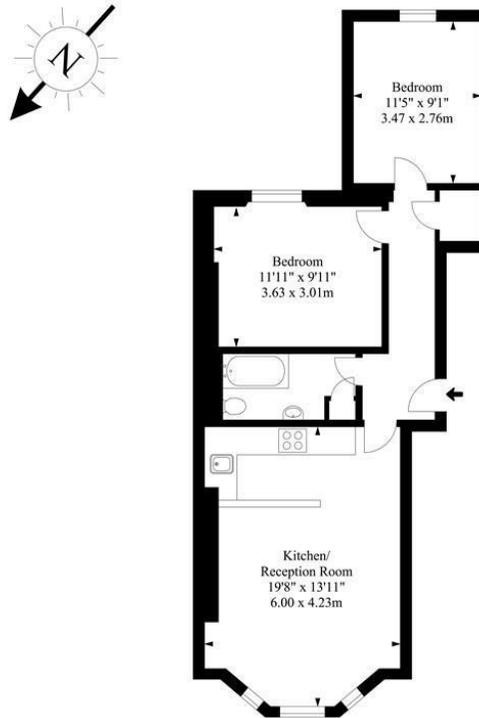
2 x  1 x  1 x 

A totally refurbished and extremely bright raised ground floor, two double bedroom flat is set within the handsome period built terraces of Sutherland Avenue, close to Shirland Road. The apartment boasts extremely high ceilings and original shutters and covings, with virtually floor-to-ceiling windows which allows an abundance of natural light to flood into the 19'8" reception room. The accommodation comprises an open-plan kitchen within the reception to the front of the building, two double bedrooms with views overlooking the gardens at the rear of the building, and a family bathroom. Advantages include the location which is close to Warwick Avenue tube and the picturesque Regents canal, as well as the bars and cafes of Little Venice. Share of Freehold.



## Sutherland Avenue, W9

Approx. Gross Internal Area  
667.8Ft<sup>2</sup> - 62.04M<sup>2</sup>



**Ground Floor**

**Illustration For Identification Purposes Only. 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](mailto:sales@braithwait.co.uk)

