











A wonderful opportunity to purchase a bright raised ground floor one bedroom flat of generous proportions, with a terrace, set within a white stucco period building on Sutherland Avenue close to Randolph Avenue. The accommodation comprises a 22'2" reception with high ceilings and period features having a separate kitchen overlooking the terrace facing south east, a double bedroom leading to the terrace and a bathroom. Benefiting from proximity to the picturesque canals of Little Venice and tubes of Warwick Avenue and Maida Vale as well as Paddington station. Share of Freehold.

## Sutherland Avenue, W9 Approx. Gross Internal Area \* 588 Ft 2 - 54.63 M 2 Reception Room 22'2" x 16'5" 6.76 x 5.00m Kitchen 8'3" x 5'7" 2.51 x 1.70m Bedroom 11'2" x 10'3" 3.40 x 3.12m Balcony 8'7" x 4'8" 2.62 x 1.42m

## **Ground Floor**

Every attempt has been made to ensure the accuracy of this floor plan however. measurements are approximate and for illustration purposes only.

Measured in accordance with the RICS code of measuring practice. Not to scale

© Inside Photography Ltd.

Tel 07850 620 122, 0207 263 2188

www.ipinteriors.co.uk

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.

