



*Sutherland Avenue, W9 2HE*  
*£640,000 Share of Freehold*







2 x  1 x  1 x 

A very bright two-bedroom apartment of approximately 640 sq ft, set on the raised ground floor of an elegant period building on Sutherland Avenue. This well-proportioned property features impressive high ceilings and a spacious reception room with a contemporary open-plan kitchen and peninsular breakfast bar, perfect for modern living and entertaining.

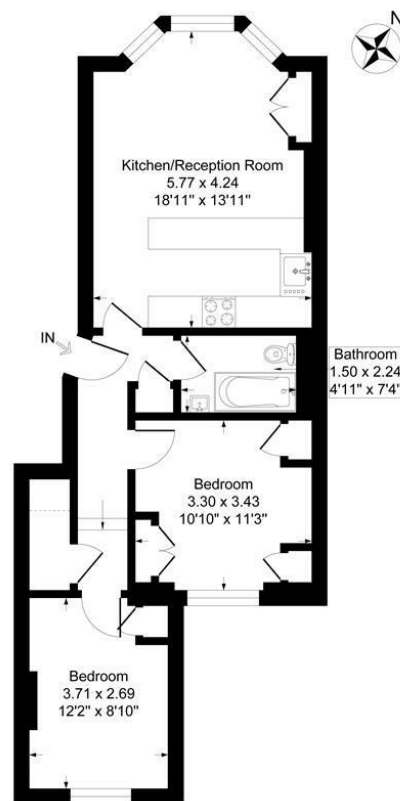
The accommodation further comprises two generous double bedrooms, a stylishly finished bathroom, and additional storage located beneath the staircase. The property is offered with a share of freehold.

Ideally positioned, the flat enjoys excellent transport links with Warwick Avenue underground station close by, along with the green open spaces and charming canals of Little Venice, with its array of cafes, restaurants, and easy access to Paddington Station.



## Sutherland Avenue, London, W9

Approximate Gross Internal Floor Area = 59.4 sq m / 640 sq ft (Including Restricted Height Area)  
Approximate Gross Internal Floor Area = 58.8 sq m / 633 sq ft (Excluding Restricted Height Area)



Raised 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](mailto:sales@braithwait.co.uk)

