

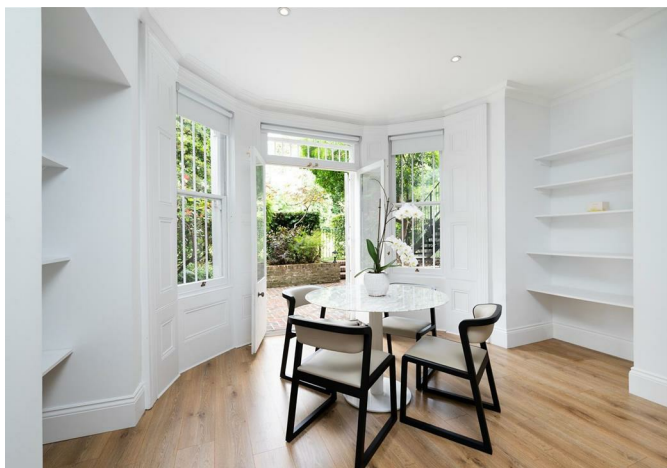
# CHARMILL

RESIDENTIAL



**Sutherland Avenue, Little Venice W9**  
**£1,500,000**





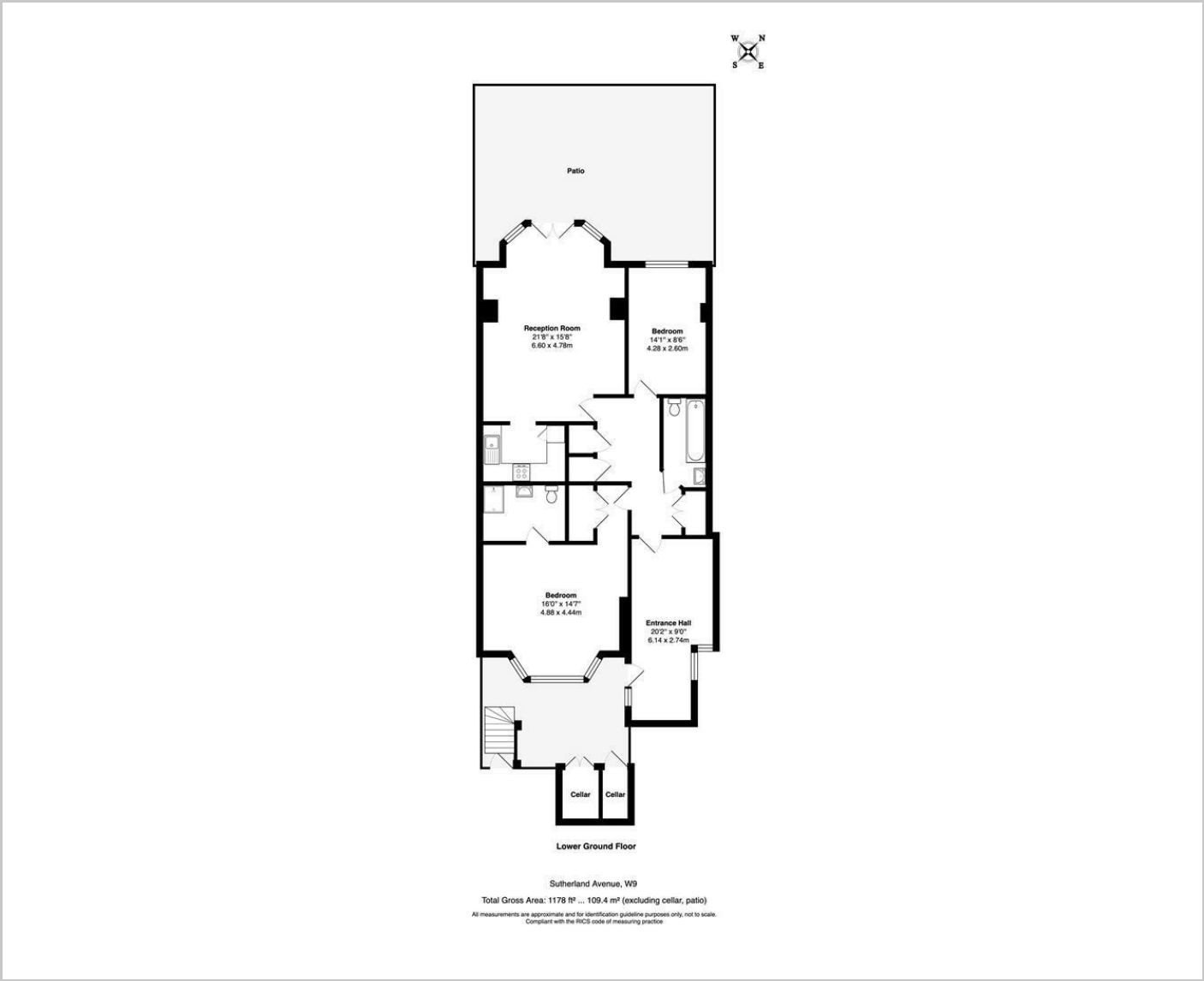
A charming two bedroom garden apartment with its own private entrance situated in a handsome red brick Victorian building. This beautifully presented property comprises a large 21 ft reception/dining room with double doors leading to a west facing private patio garden with direct access to a stunning communal garden, a semi open plan fully fitted kitchen, a spacious principal bedroom with fitted wardrobes and en-suite shower room, a further double bedroom also with fitted wardrobes and a family bathroom. The apartment further benefits from a large entrance hall which would lend itself well to a study, high ceilings and ample storage throughout the apartment as well as external storage vaults.

The property is situated on the tree-lined street of Sutherland Avenue. A range of boutique shops, restaurants and cafes on Clifton Road, Formosa Street and Lauderdale Parade are just moments away as are the green open spaces of Paddington Recreation Ground and Regent's Canal. Warwick Avenue and Maida Vale stations (Bakerloo line) are just 0.3 and 0.4 miles away respectively. Paddington station is also within easy reach, offering Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services and the Heathrow Express providing access to Heathrow Airport in 15 minutes as well as the new Elizabeth line connecting you to Canary Wharf in just 18 minutes.

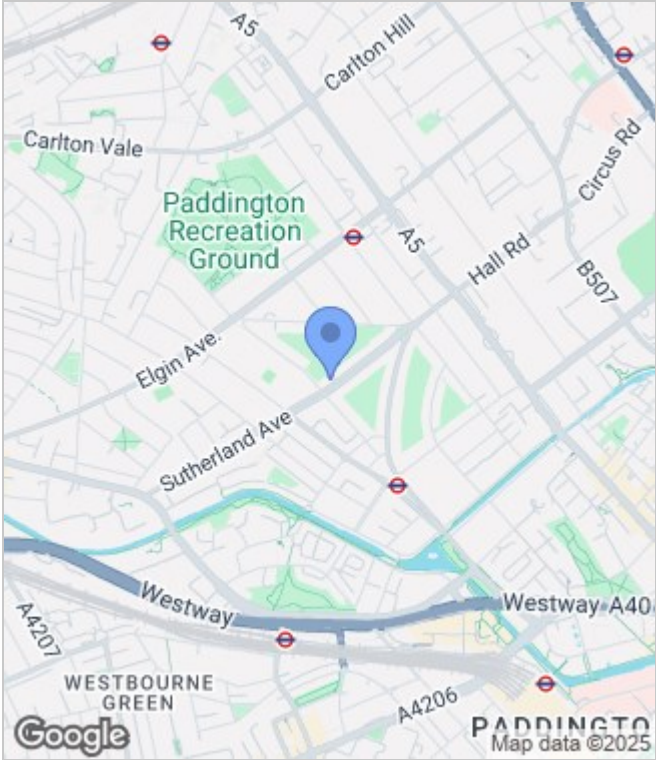




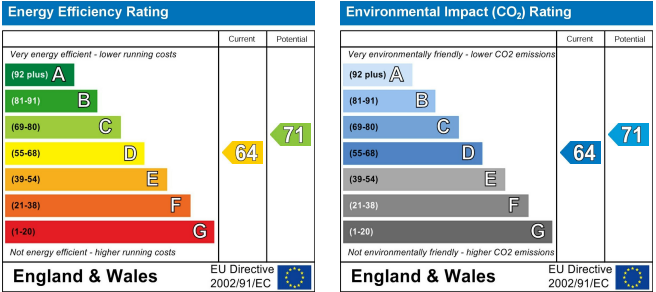
Floor Plans



Area Map



Energy Performance Graph



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