CHARMILL

RESIDENTIAL



**Sutherland Avenue, Maida Vale W9**

**£575,000 Share of Freehold**







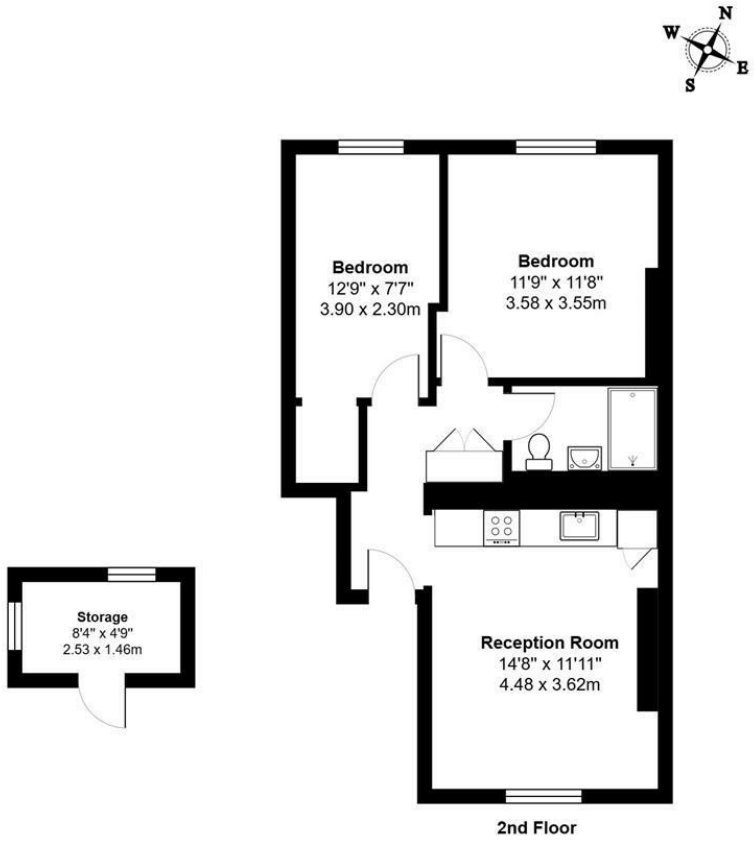


Situated on the second floor of an attractive period conversion on Sutherland Avenue is this beautifully presented two double bedroom apartment. This charming property comprises an open plan kitchen/reception room featuring integrated Bosch appliances, a bespoke marble countertop and wooden flooring. The apartment further features two double bedrooms and a family shower room. Furthermore, the apartment benefits from a separate large storage room/study.

The apartment is located 0.4 miles away from Warwick Avenue station (Bakerloo line). 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. A range of boutique shops, restaurants and cafes on Lauderdale Road, Formosa Street and Elgin Avenue are also moments away.



## Floor Plan

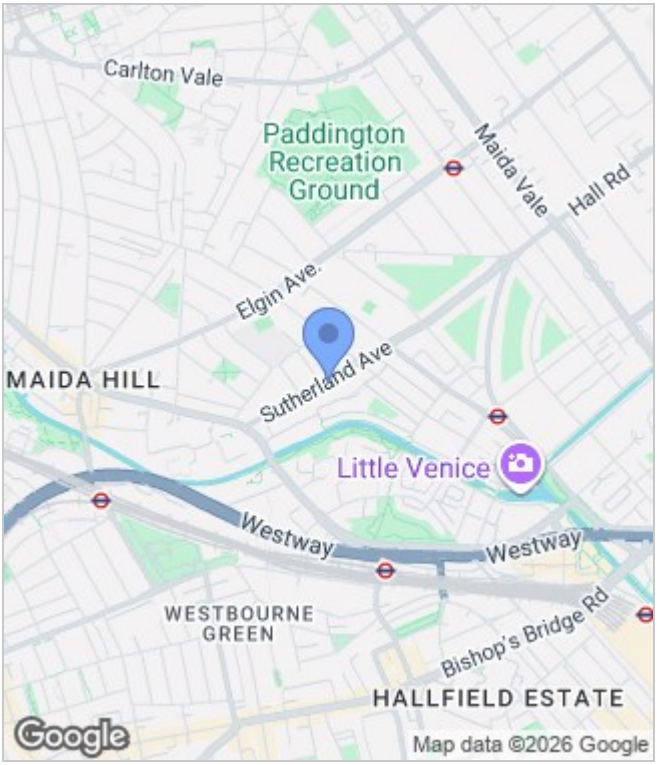



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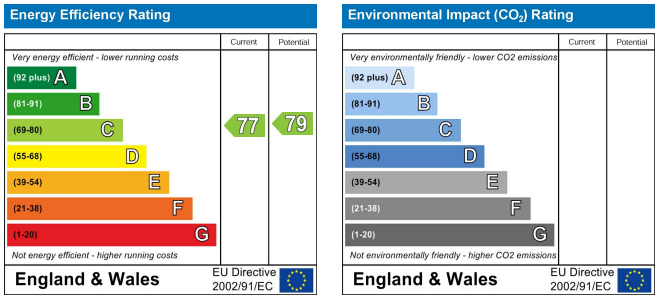
Total Gross Area: 527 ft² ... 49.0 m² (excluding storage)

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

## Area Map




## Energy Performance Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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