

CHARMILL

RESIDENTIAL



Sutherland Avenue, Little Venice W9

£4,950,000 Freehold



Sutherland Avenue, Little Venice W9



A truly unique six bedroom family home occupying four floors of this red brick Victorian building. Offering a spectacular 30 ft roof terrace with uninterrupted 360-degree views, the property comprises approximately 4,125 square feet (383 sq m) and benefits from high ceilings and retains many original period features. The raised ground floor boasts a 29 ft kitchen/breakfast room with stunning views of the communal garden, a 22 ft reception room and a study which leads to a west facing balcony providing access to the communal garden. The first floor offers a principal bedroom with an en-suite bath/shower room and a walk-in wardrobe as well as a further bedroom, a family bathroom and a playroom/gym. The second and third floors provide an additional four bedrooms, three bathrooms (one en-suite) and a large reception room that incorporates a kitchen. Further benefits include a private entrance, utility room and large balcony off the principal bedroom.

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.



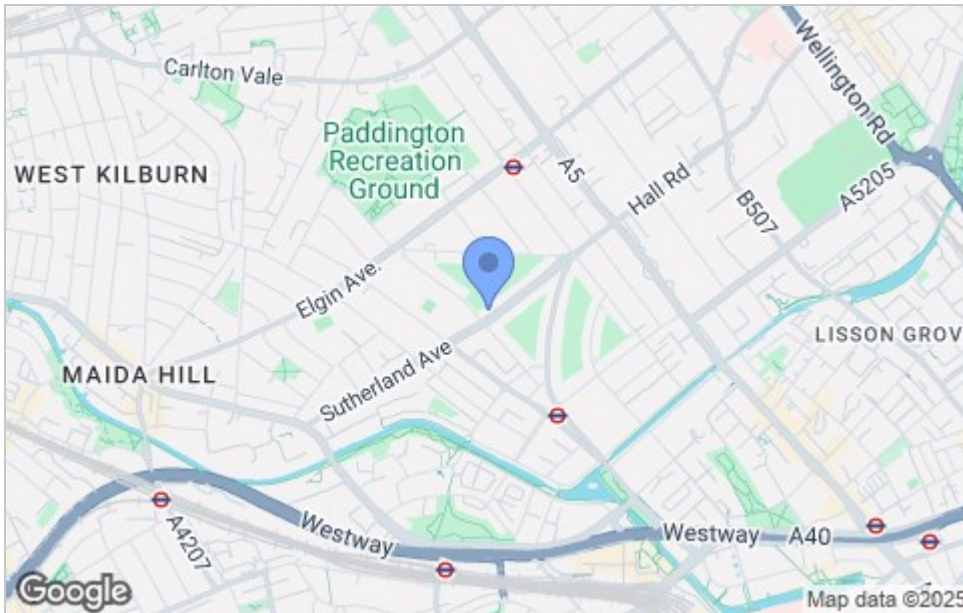


Floor Plan

Sutherland Avenue, W9
Approximate Gross Internal Area
383 sq m/ 4125 sq ft
Not to Scale, for identification only



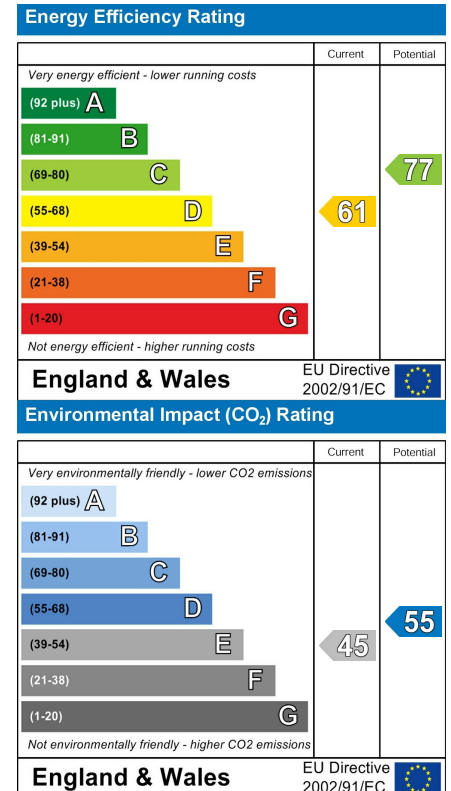
Area Map



Viewings

Please contact us on 020 7046 6275 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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