CHARMILL

RESIDENTIAL

Sutherland Avenue, Maida Vale W9

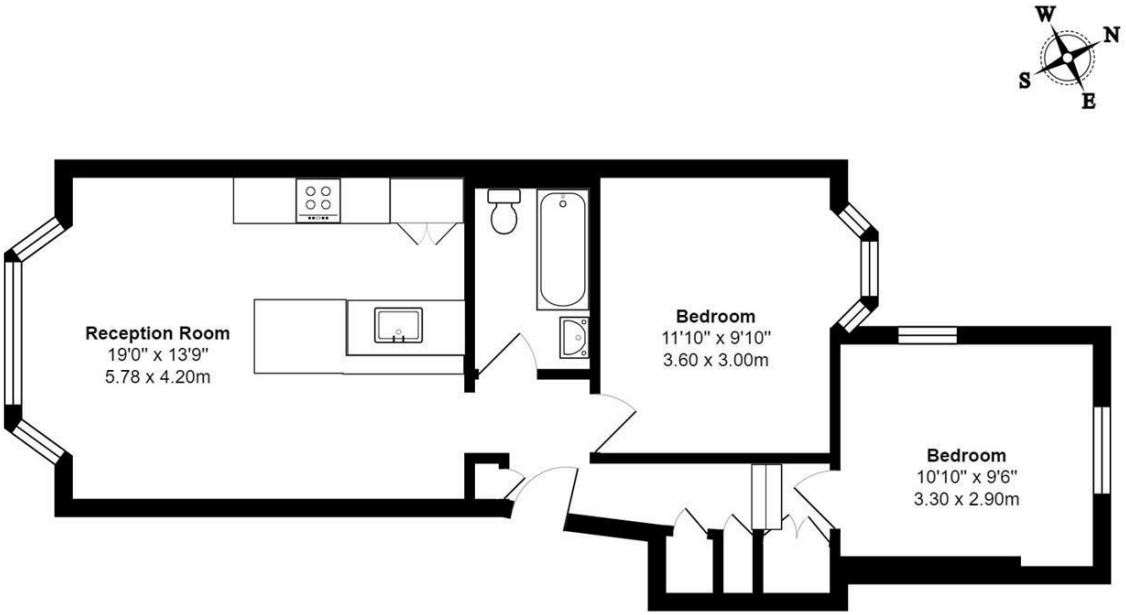
£725,000

Situated on the raised ground floor of an attractive period conversion on Sutherland Avenue is this beautifully presented two double bedroom apartment. This stunning property which benefits from high ceilings throughout has been meticulously designed and comprises a spacious open plan fully fitted kitchen/reception room, principal bedroom with ample storage, second double bedroom and a family bathroom.

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.

Veuve Clicquot
REC & STU
REIMS - 435 KM

Floor Plan



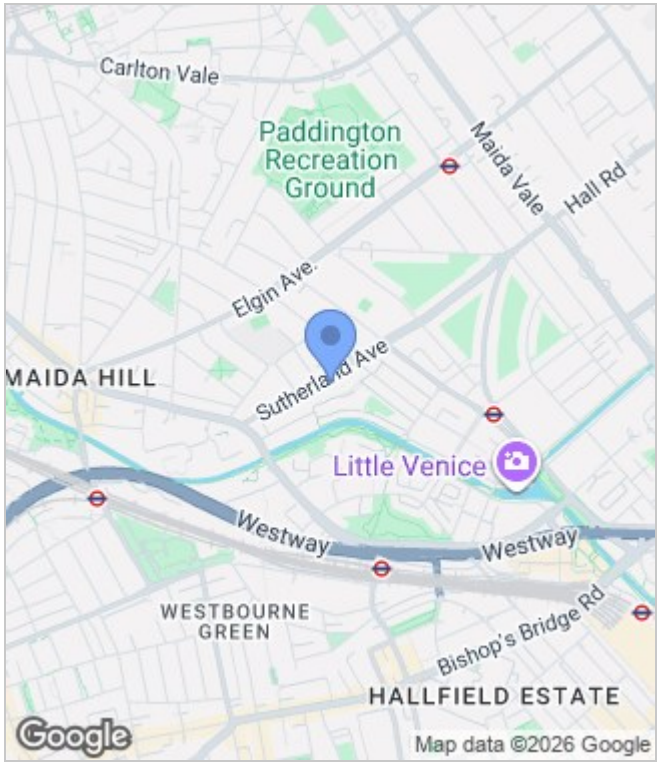
Ground Floor

Sutherland Avenue, W9

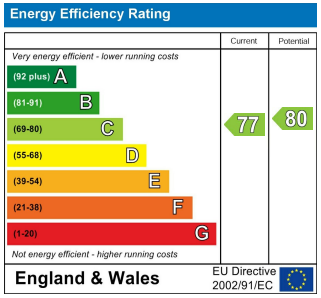
Total Gross Area: 608 ft² ... 56.5 m²

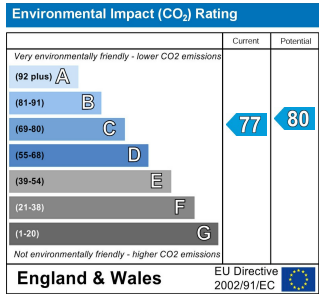
All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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.

020 7046 6275 • sales@charmillresidential.co.uk • 51 Maida Vale, Little Venice, London W9 1SD

charmillresidential.co.uk