

# CHARMILL

RESIDENTIAL



Sutherland Avenue, Maida Vale W9

£1,295,000





# Sutherland Avenue, Maida Vale W9



## Description

This truly exceptional and interior designed raised ground floor apartment with direct communal garden access, occupies the rear drawing rooms of a handsome, red brick Victorian house in the heart of Maida Vale.

The property consists of a large living room with 3.6m ceilings, which is full of period features, a galieried contemporary kitchen with Neff integrated appliances, principal bedroom suite with ample fitted storage and en-suite bathroom and a second double bedroom suite with further fitted storage and a shower room. To the rear of the flat there is also a glazed winter garden with a small 'wet' bar and bifold windows which draw back to create the perfect outdoor space for Summer evenings.

Both the drawing room and winter garden have stunning views over the large communal gardens, which is shared by just 14 houses, complete with a private tennis court. A staircase leads down from the flat providing direct access to the gardens below.

The property is situated equi-distant from both Warwick Avenue and Maida Vale tube stations and is surrounded by many fantastic local restaurants and independent shops. The Queen Elizabeth line at Paddington is also just a couple of minutes away via the Bakerloo line.

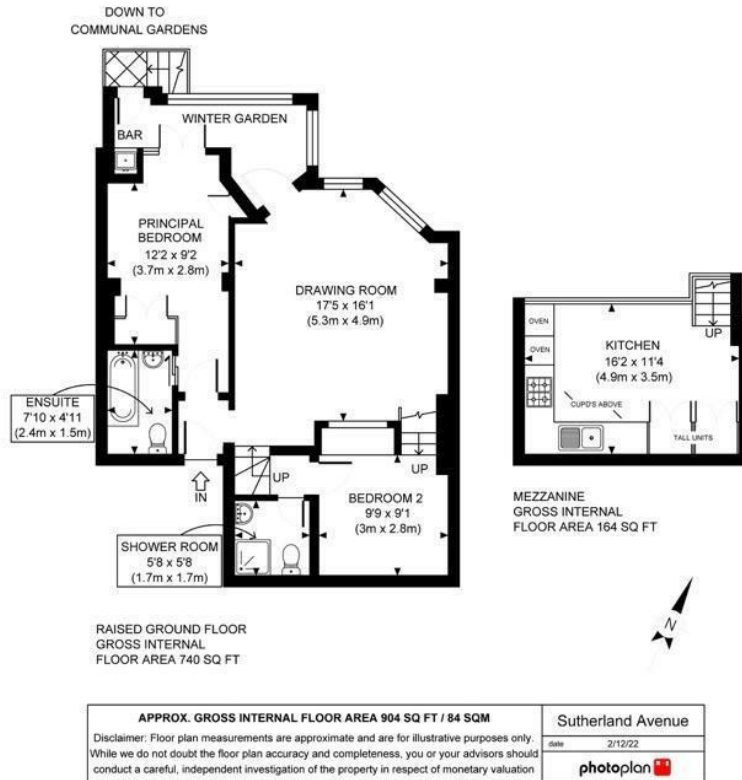




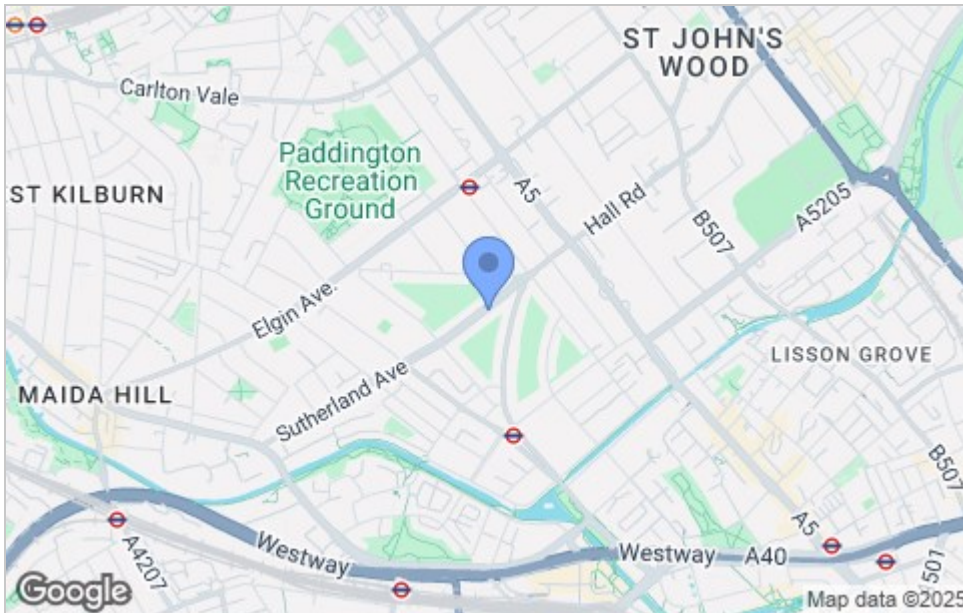




## Floor Plan



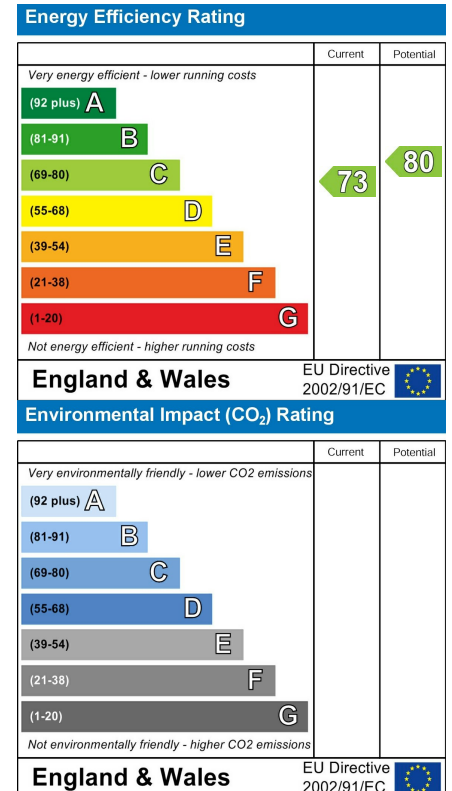
## Area Map



## Viewing

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



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