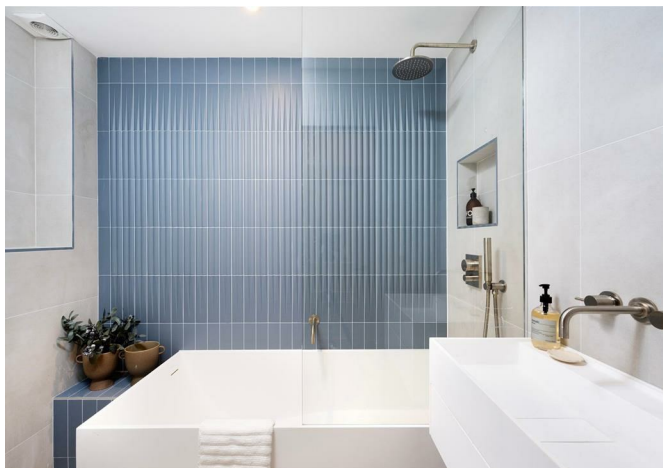
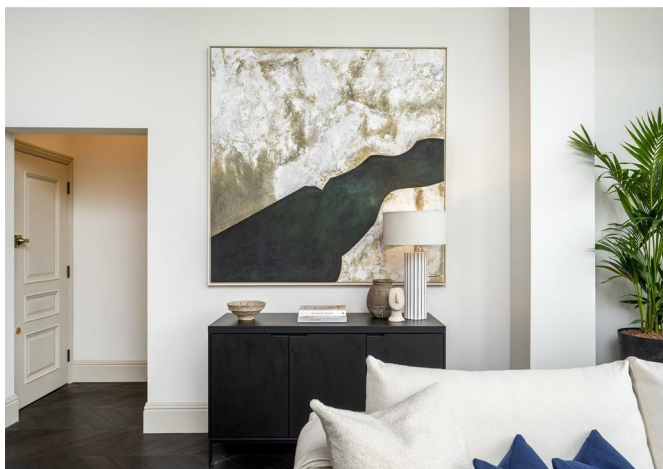


CHARMILL

RESIDENTIAL



Sutherland Avenue, Maida Vale W9
£1,295,000



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 galleried 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.

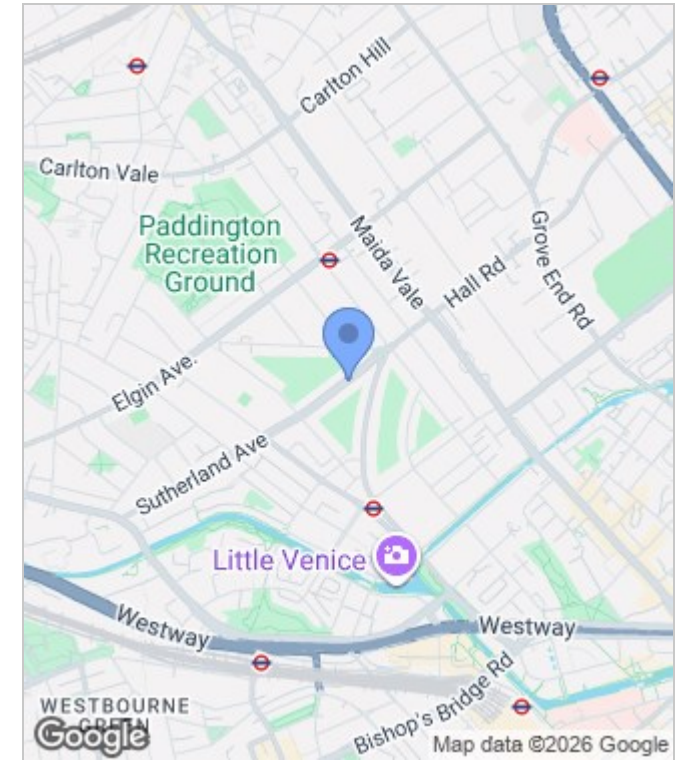


Floor Plan

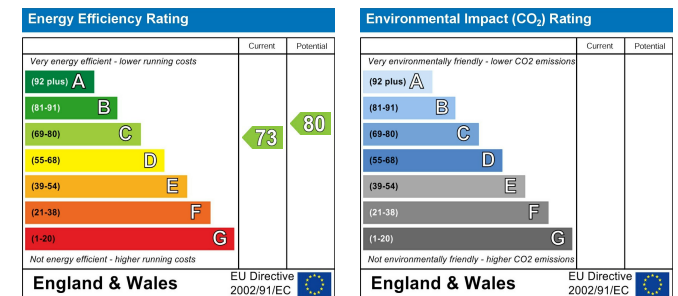


APPROX. GROSS INTERNAL FLOOR AREA 904 SQ FT / 84 SQM	Sutherland Avenue
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 2/12/22
	photoplan

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



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