



Sutherland Avenue, W9

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A beautifully refurbished, interior-designed two-bedrooms apartment finished to a superb standard.

The apartment provides well-proportioned living space, ideal for both relaxing and entertaining. A spacious open-plan reception area leads effortlessly into a light-filled conservatory-style dining space, offering a seamless indoor-outdoor feel. The contemporary kitchen is fully fitted with high-spec integrated appliances and sleek modern units.

The accommodation includes a generous principal bedroom with its own en-suite bathroom, alongside a second double bedroom also benefiting from an en-suite shower room. Ample built-in storage is thoughtfully incorporated throughout. The property further boasts a sizeable private landscaped garden, an additional front patio, and the added advantage of a private garage.

Situated within easy reach of Maida Vale and the picturesque canals of Little Venice, the area is known for its charming period homes and tranquil, tree-lined streets. Residents can enjoy nearby cafés, independent shops, and restaurants around Clifton Road and Formosa Street.

Transport connections are excellent, with Warwick Avenue Underground station (Bakerloo Line) close by, providing direct routes into central London. Paddington Station, with its national rail services and Heathrow connections, is also conveniently accessible.

This location offers a perfect blend of calm residential living and easy access to the heart of the city.

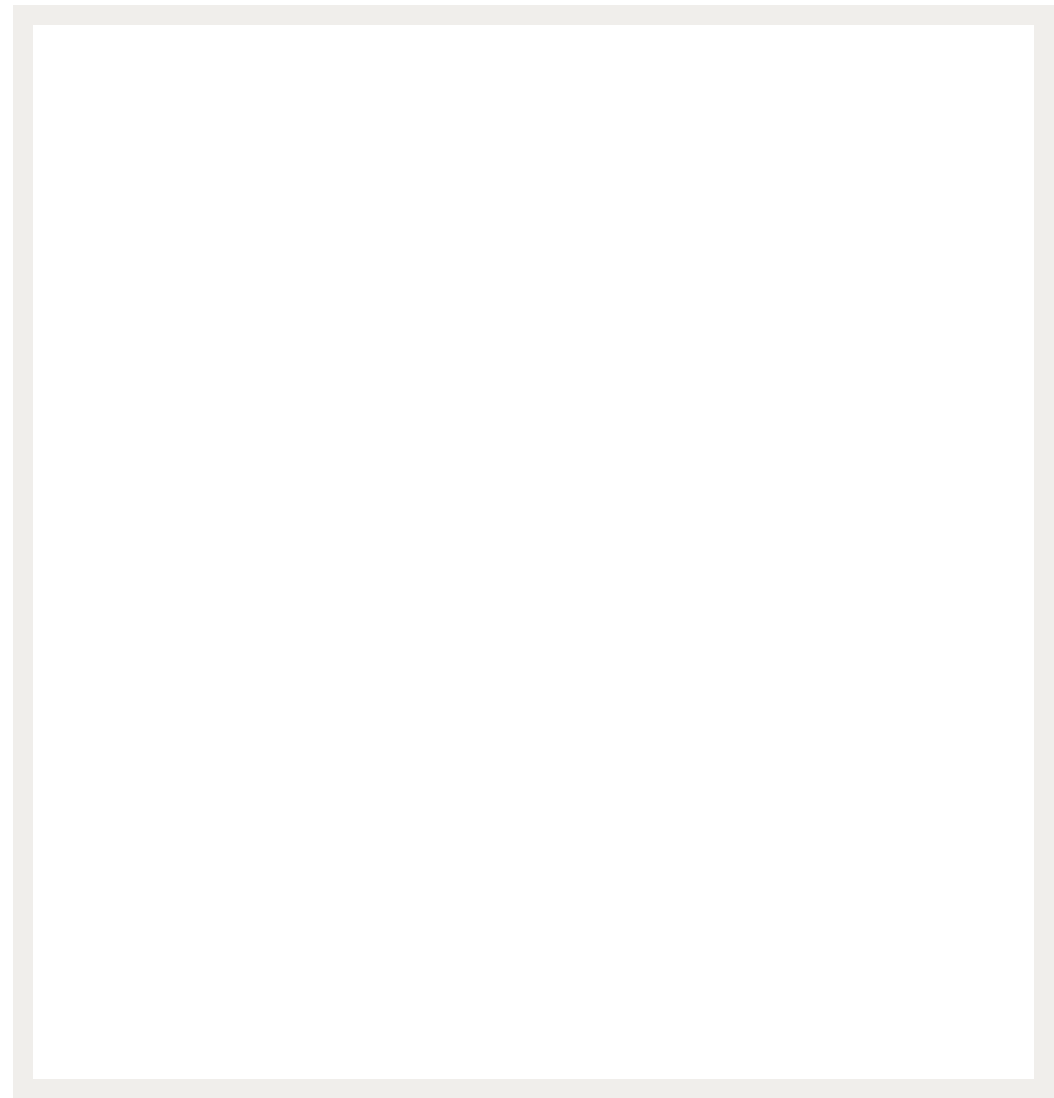
Council Tax Band: G
Deposit: £15,000
Garden details: Private Garden

Pet Friendly, Private Garden

Asking price: £2,300 pw

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.