

**Flat 4 Sutherland Avenue, Maida Vale**
**London, W9 2QJ**
**£855,000**

Situated on the second floor of this beautiful period building, a wonderfully bright and airy, two-bedroom apartment with lots of period features such as high ceilings, wood floors, stunning window shutters, and period cornicing. This lovely apartment has undergone full refurbishment and benefits from two double bedrooms both with fitted wardrobes, large eat in kitchen, contemporary family bathroom, and a spacious reception room with period gas fireplace, perfect for those cosy nights in. The reception and kitchen also benefit from tranquil views over Sutherland Avenue which is a beautiful tree lined street.

Sutherland Avenue benefits from its close proximity to the local shops, gastro pubs, and amenities of Maida Vale, the open spaces of Paddington Recreation Ground, and Little Venice with its canal side bars and restaurants. The apartment building is only a short distance away from both Maida Vale underground station and Warwick Avenue underground station giving wonderful underground and bus links into the city and London's buzzing West End.

77 Years Share of Freehold.
Service charges: £8,100.00 per annum.







**Reception room** 18'4" x 14'2" (5.59 x 4.32)







**Bedroom 2** 14'4" x 8'5" (4.37 x 2.59)

**Kitchen** 11'1" x 8'5" (3.38 x 2.59)







**Master Bedroom** 14'2" x 10'11" (4.34 x 3.33)









# 4,119 Sutherland Avenue, W9 2QJ

Approximate Gross Internal Area
73.2 sq m / 788 sq ft




## Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID 514407)







