

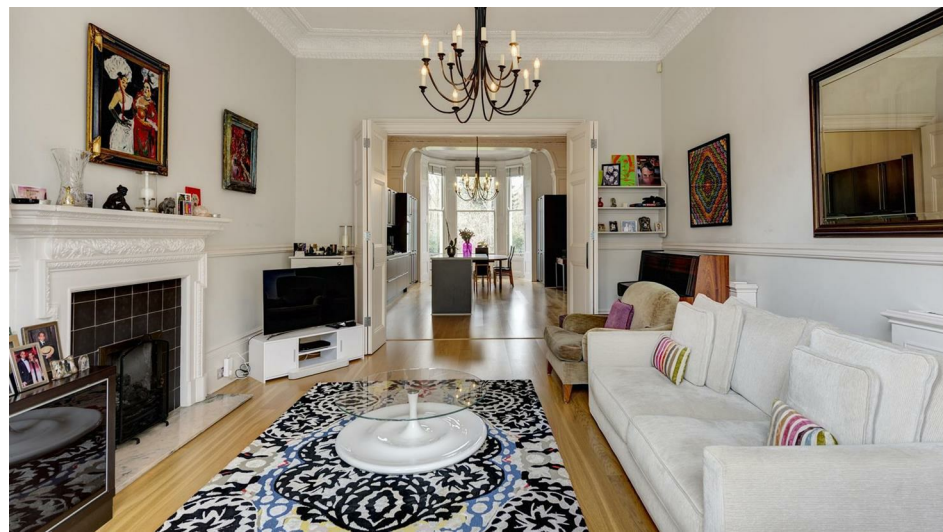


**138 Sutherland Avenue, London  
W9 1HP  
Price £4,950,000 Freehold**



A truly unique six bedroom family home occupying four floors of this red brick Victorian building. Offering a spectacular 30 ft roof terrace with uninterrupted 360-degree views, the property comprises approximately 4,125 square feet (383 sq m) and benefits from high ceilings and retains many original period features. The raised ground floor boasts a 29 ft kitchen/breakfast room with stunning views of the communal garden, a 22 ft reception room and a study which leads to a west facing balcony providing access to the communal garden. The first floor offers a principal bedroom with en-suite bath/shower room and a walk in wardrobe as well as a further bedroom, family bathroom and playroom/gym. The second and third floors provide an additional four bedrooms, three bathrooms (one en-suite) and a large reception room that incorporates a kitchen. Further benefits include a private entrance, utility room and large balcony off the principal bedroom.

The property is situated on the tree-lined street of Sutherland Avenue. A range of boutique shops, restaurants and cafes on Clifton Road, Formosa Street and Lauderdale Parade are just moments away as are the green open spaces of Paddington Recreation Ground and Regent's Canal. Warwick Avenue and Maida Vale stations (Bakerloo line) are just 0.3 and 0.4 miles away respectively. 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.



**Sutherland Avenue, W9**  
 Approximate Gross Internal Area  
 383 sq m/ 4125 sq ft

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>61</b>		<b>77</b>
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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