

Sutherland Avenue, Little Venice W9

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# Sutherland Avenue, Little Venice W9

This beautiful three bedroom apartment is on the fourth floor of a prestigious Sutherland Avenue, W9 building. This exceptional residence offers a blend of modern elegance, featuring two balconies that provide stunning views of the tranquil communal gardens.

The spacious living area is bathed in natural light, creating a warm and inviting atmosphere. There's a kitchen and storage/utility space, a family bathroom, and each of the three generously sized bedrooms, offering comfort and style and ample storage space. The principal bedroom benefits from a contemporary en suite shower room, and the second bedroom has direct access to a private balcony.



**Asking price:** £1,350,000

**Tenure:** Leasehold: approximately 987 years remaining

**Service charge:** £6,000 per annum. Please note that we have been unable to confirm the next review date. You should ensure that you or your advisors make your own inquiries

**Local authority:** City of Westminster

**Council tax band:** G





## Location

Sutherland Avenue, W9 is in the heart of Little Venice, a highly sought-after residential area known for its tree-lined streets and elegant architecture. The neighbourhood offers a peaceful yet vibrant atmosphere, with a variety of boutique shops, charming cafes, and the local amenities of Formosa Street.

Excellent transport links with Warwick Avenue Underground Station (Bakerloo Line) provide quick access to central London.

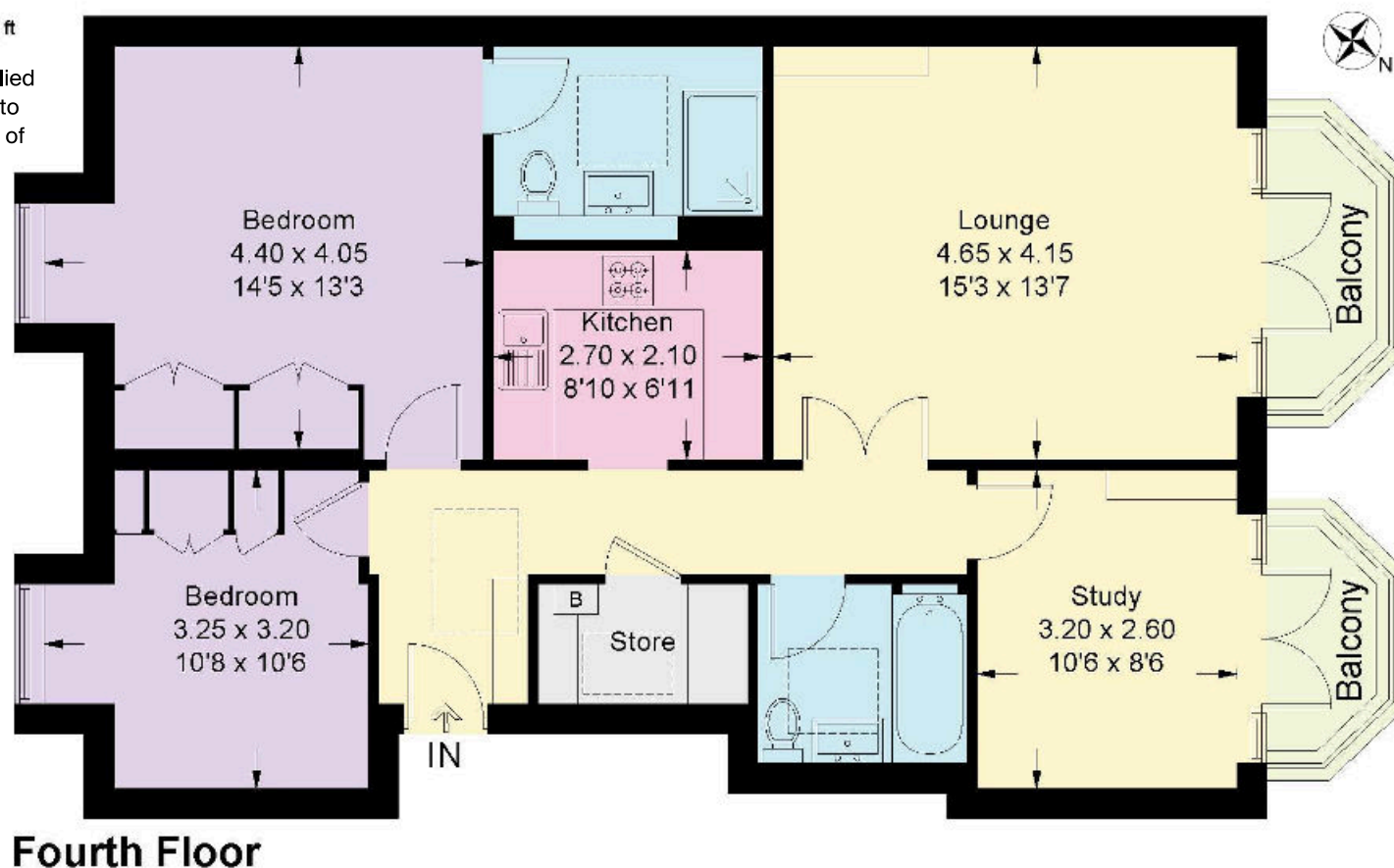




## Sutherland Avenue

Approximate Gross Internal Area = 82.5 sq m / 888 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



### Fourth Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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