

DOMUS NOVA



Sutherland Avenue, W9
£1,100,000



Found in the heart of Little Venice, Sutherland Avenue's interiors strike a deliberate contrast with their serene surroundings. From raw materials and soaring volumes to eclectic quirks, this home has been curated with creative spirit at its core.

Double-height ceilings and exposed structural beams set the tone in the open-plan kitchen and dining area, where natural light is found in abundance. Here, the kitchen is purposefully understated. A soft glow is cast over Iroko wood worktops, thoughtfully sourced from architectural salvage studio Retrouvius.

Lining one wall, there's space to breathe and entertain with ease. Exposed brickwork adds an urban aesthetic, while doors open onto a west-facing terrace – your sun-drenched stage for aperitifs. Above, a plywood staircase ascends to a mezzanine-level lounge: a place to unwind, read or reflect. Skylights invite in the daylight; a glazed cut-out in the floor offers a glimpse of the level below.









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In the principal bedroom, a sense of calm reigns with minimalist styling that lets the lofty ceiling take centre stage. Soak in the room's freestanding tub, or head to the family bathroom to refresh in the rainfall shower. A light-filled guest bedroom sits quietly on the floor below, anchored by a classic sash window.

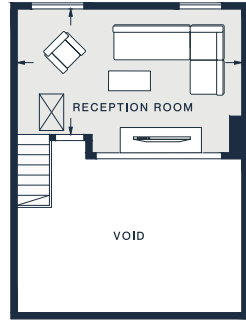




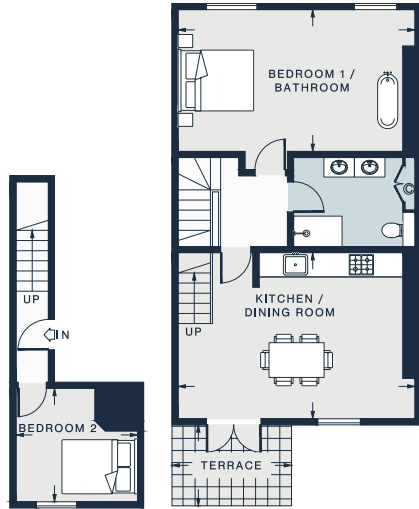








FOURTH FLOOR



SECOND FLOOR

THIRD FLOOR

RECEPTION ROOM

18'2 x 10'3 (5.5m x 3.1m)

BEDROOM 2

9'11 x 9'3 (3.0m x 2.8m)

BEDROOM 1 / BATHROOM

19'3 x 11'6 (5.8m x 3.5m)

KITCHEN / DINING ROOM

19'3 x 13'6 (5.8m x 4.1m)

TERRACE

9'7 x 6'7 (2.9m x 2.0m)

Approx. Gross Internal Area = 952 sq ft / 88.45 sq m
(Excluding Void)

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

Property Details

Open-plan kitchen and dining room
Mezzanine-level lounge
Principal bedroom with bathtub
Guest bedroom
West-facing terrace
Shower room

Approx. 952 sq ft / 88.45 sq m

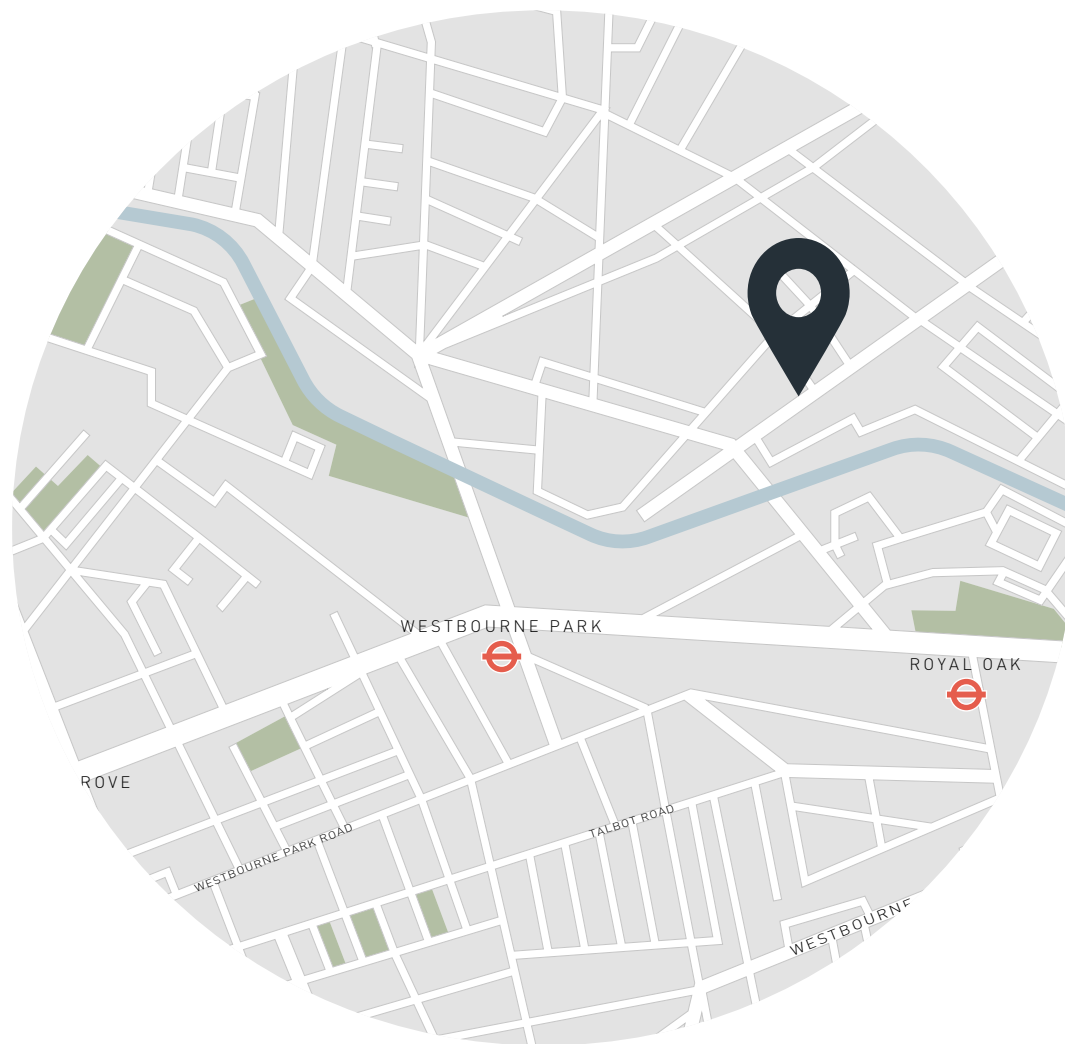
EPC=TBC

Tenure: Share of Freehold

Lease Length: circa 85 years

Council Tax Band: E

Service charge: £50 monthly sinking fund



Location

There's a peaceful, tucked away feel to Little Venice. Stroll along the Grand Union canal or peruse the independent boutiques on Formosa Street – both on the doorstep here. Come the weekend, you can't beat the outdoor terrace at The Waterway or at the Café at Clifton Nurseries, before catching a test match at Lord's Cricket Ground. Evenings are best spent at the Prince Alfred Pub or The Hero before dinner at local favourite Paulette. Warwick Avenue station is a short walk away, which takes you to Oxford Circus, Marylebone and central London in 10 minutes. Paddington station is also just further along the canal.

Warwick Avenue - 10 mins (Bakerloo)

Royal Oak - 11 mins (Circle, Hammersmith & City)

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