

DOMUS NOVA



Sutherland Avenue W9

£1,575,000



Behind an elegant façade in Maida Vale sits a stylish lateral apartment. Light is channelled through the plan along a hallway from which a sliding door reveals an open-plan living area. At one end, the kitchen wears a mid-century modern look with expansive wooden cabinetry. A large terrazzo counter zones the room, with a butler sink engineered into the wooden worktop.

Coving flows along the high ceiling from the kitchen into the living area. The fireplace forms a centrepiece while a whitewashed, wood-clad bay window welcomes sunlight into the space. French doors open to a private patio garden, with steps that lead to an oasis of greenery. This rejuvenating space is Sutherland North Garden, shared with neighbouring homes.

The three double bedrooms are minimalist in design and tranquil in feel. A large southeast-facing bay window illuminates the principal bedroom. This space features natural tones, integrated storage and an ensuite bathroom accessed via a walk-in wardrobe. The front bedroom has an adjoining study which could be reimagined as a dressing room. The apartment also features a utility room, a separate study, and a family bathroom with floor-to-ceiling tiling.

An uplifting family home in leafy Maida Vale, this modern apartment is a contemporary canvas waiting for you to leave your mark.













RECEPTION/ KITCHEN
29'0 x 15'11 (8.8m x 4.8m)

STUDY 2
11'6 x 4'9 (3.5m x 1.4m)

BEDROOM 2
12'10 x 8'3 (3.9m x 2.5m)

STUDY 1
9'8 x 7'10 (2.9m x 2.3m)

BEDROOM 1
14'4 x 12'7 (4.3m x 3.8m)

BEDROOM 3
9'7 x 8'0 (2.9m x 2.4m)

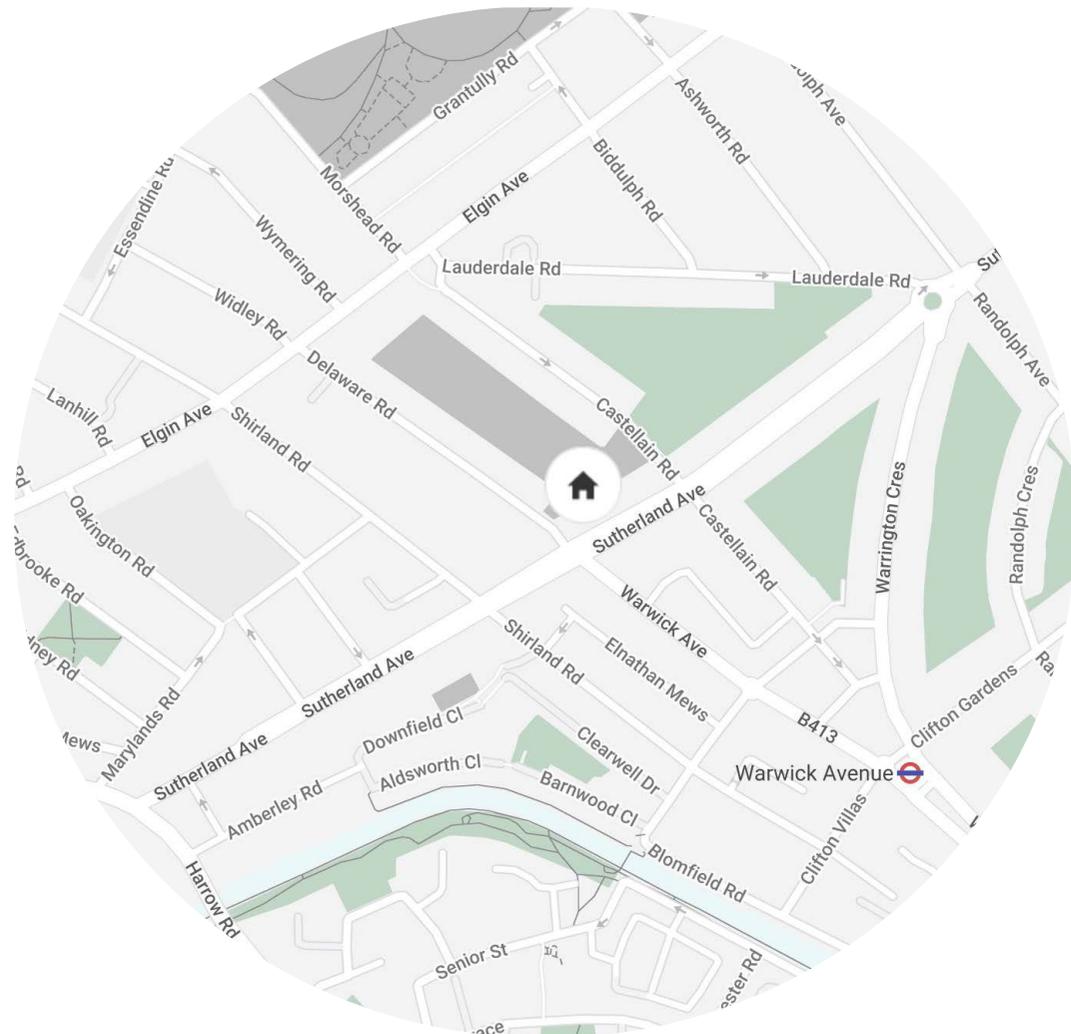
Approx. Gross Internal Area = 1,459 sq ft / 135.6 sq m

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

Property Details

- Open-plan kitchen and reception room
- Principal bedroom suite with walk-in wardrobe
- Guest bedroom with study
- One further bedroom
- Additional study
- Family bathroom
- Private patio garden
- Access to communal gardens
- City of Westminster

Approx. 1,459 sq ft / 135.6 sq m
EPC - C
Council Tax Band - F



Location

Set in the heart of residential Maida Vale, Sutherland Avenue is a quiet street just around the corner from the legendary BBC recording studio. Within a short stroll are Little Venice and Regent's Canal. Warwick Avenue Station is a five-minute walk away and provides access to central London and beyond. When flowers are in bloom, head to Rembrandt Park followed by coffee at The Waterside Café. Complete a day out with live performances at Canal Café Theatre or the Puppet Theatre Barge.

Warwick Avenue – 5 mins (Bakerloo)

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