

DOMUS NOVA



Sutherland Avenue W9
£1,350,000



A lateral one-bedroom apartment for sale that mirrors its charming Little Venice setting and enjoys access to a peaceful communal garden.

In strolling distance from the Grand Union canal, this raised ground floor apartment's period proportions impress instantly. Set in a redbrick Victorian conversion, considered interior design plays to the soaring ceiling heights and volumes found throughout.

In the sweeping lateral living space, four sets of floor-to-ceiling French doors offer views over the well-maintained communal garden below, bringing the outside in. Step onto the southeast-facing balcony to catch the sun throughout the day or take the stairs down to the tranquil lawn, exclusively accessed by residents.

Attention to detail is second to none – from the bespoke modillion block cornicing and matching ceiling roses to the custom glazed 2.8-metre-tall doors and the accents of Verde Alpi marble, which echo the greenery of the immediate surrounding

Bright, airy and uplifting, this is a home that works in all seasons – think inside-out living in the spring and summer, and cosy evenings in when the colder weather arrives (note – all radiators are cast iron throughout, with brass thermostatic valves). Neutral, gallery-like walls create a comfortable, considered backdrop year-round, while oversized wall panelling frames the reflections of the trees in the breeze. A calming feel and generous footprint mean socialising and switching off come naturally here.







Fully clad in Carrara marble and complete with handleless solid wood cabinetry, the kitchen area unites form and function.

Floor-to-ceiling units house ample storage and integrated appliances, including double Miele ovens. The Bora self-extracting induction hob caters for even the most serious of cooks, alongside other welcome features such as a Buster + Punch boiling water tap.

Dark stained Chevron floors lead through to the bedroom via a spacious dressing area finished with custom wardrobes.

Painted in soothing, neutral tones, the space has a relaxed feel. A lofty ceiling and a large bay window add to the laid-back atmosphere. Carrara marble tiles together with a smattering of Verde Alpi marble bring a touch of luxury to the bathroom, which enjoys a great sense of volume. A large window finished with a grand architrave floods the room with natural light, illuminating the Axor sanitaryware.

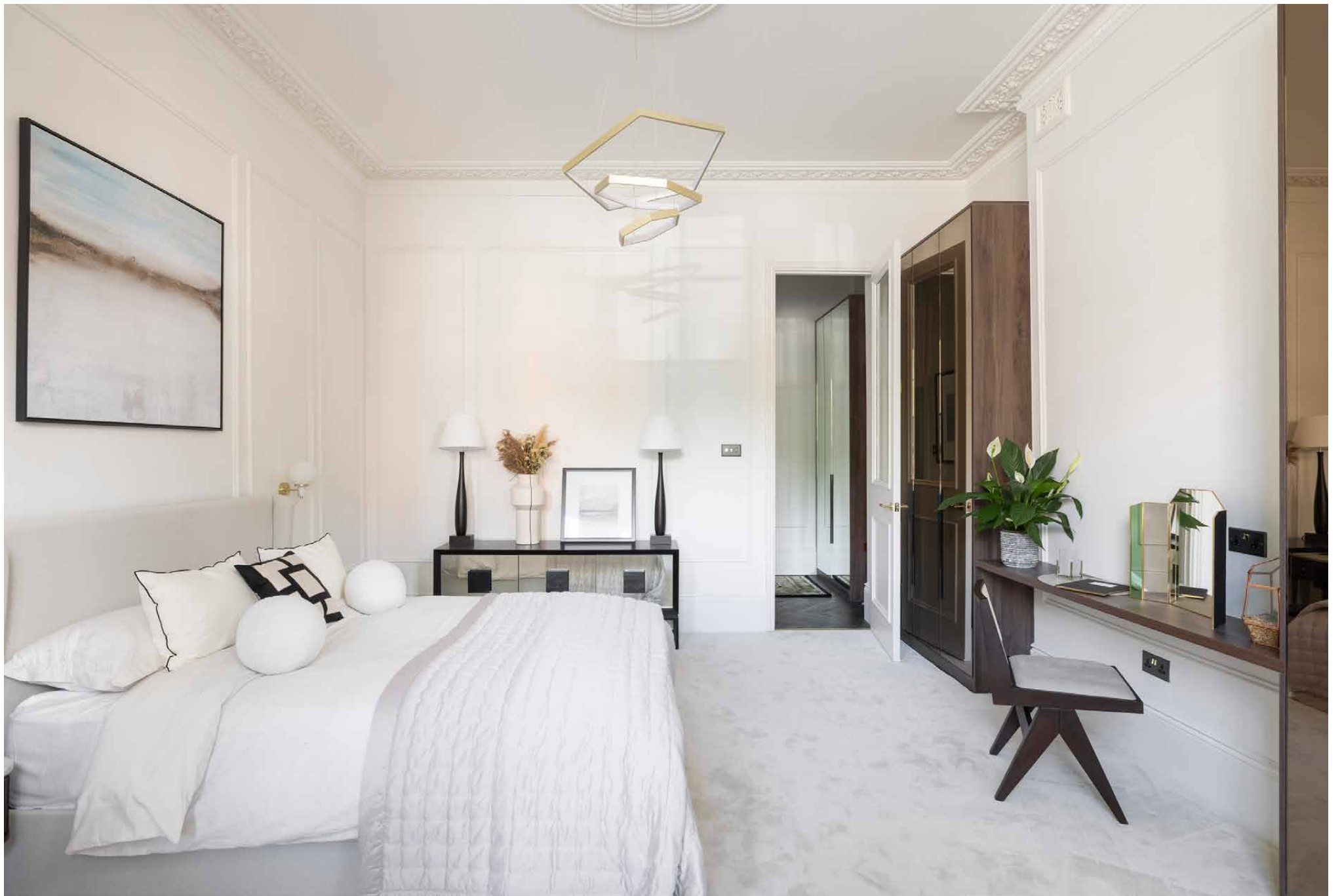


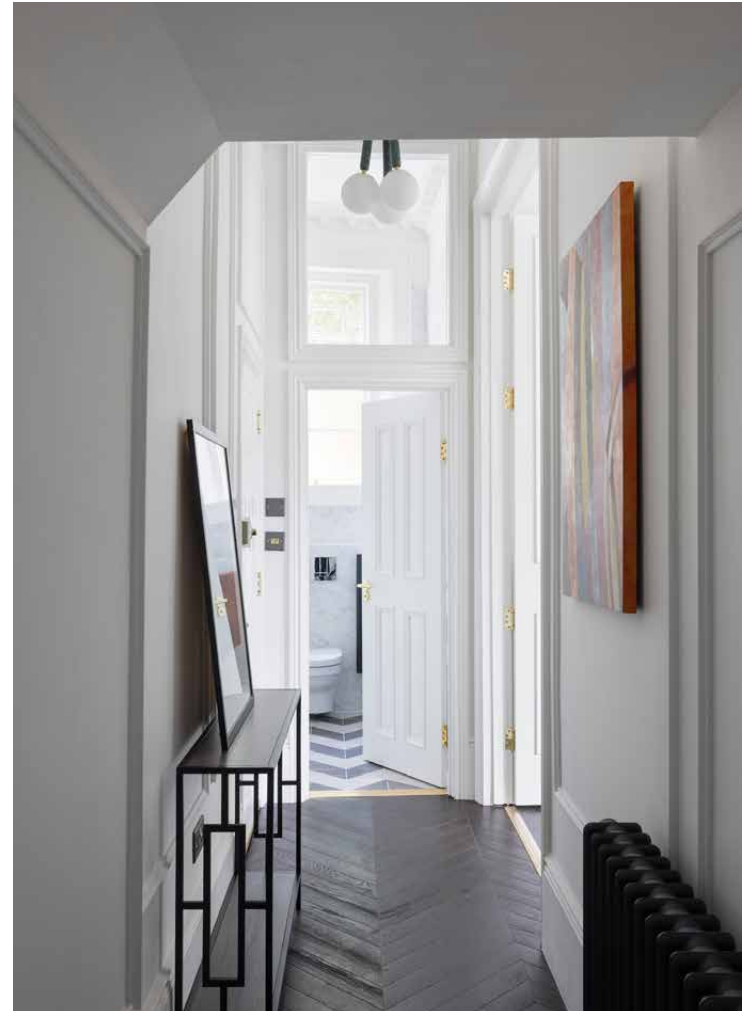


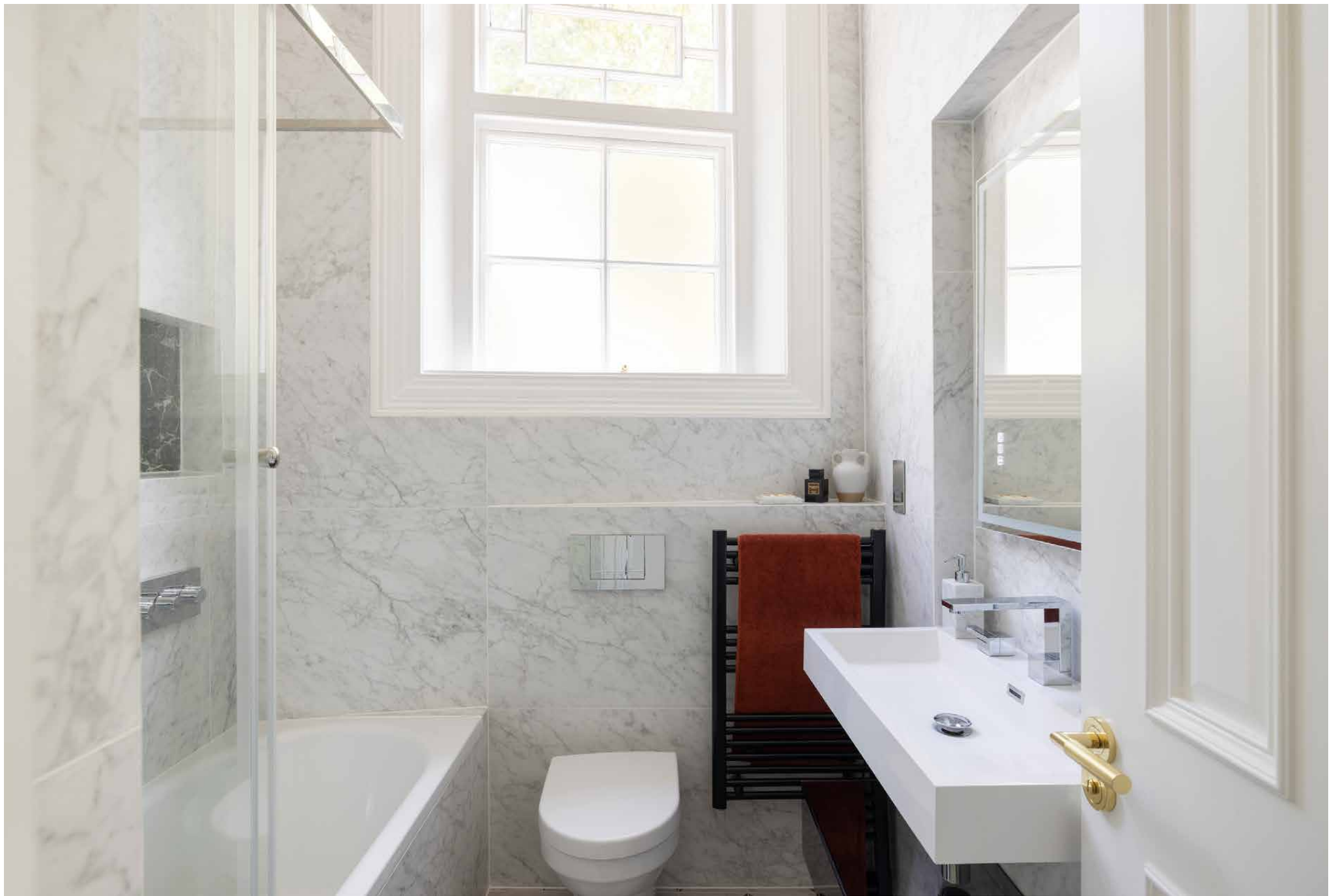


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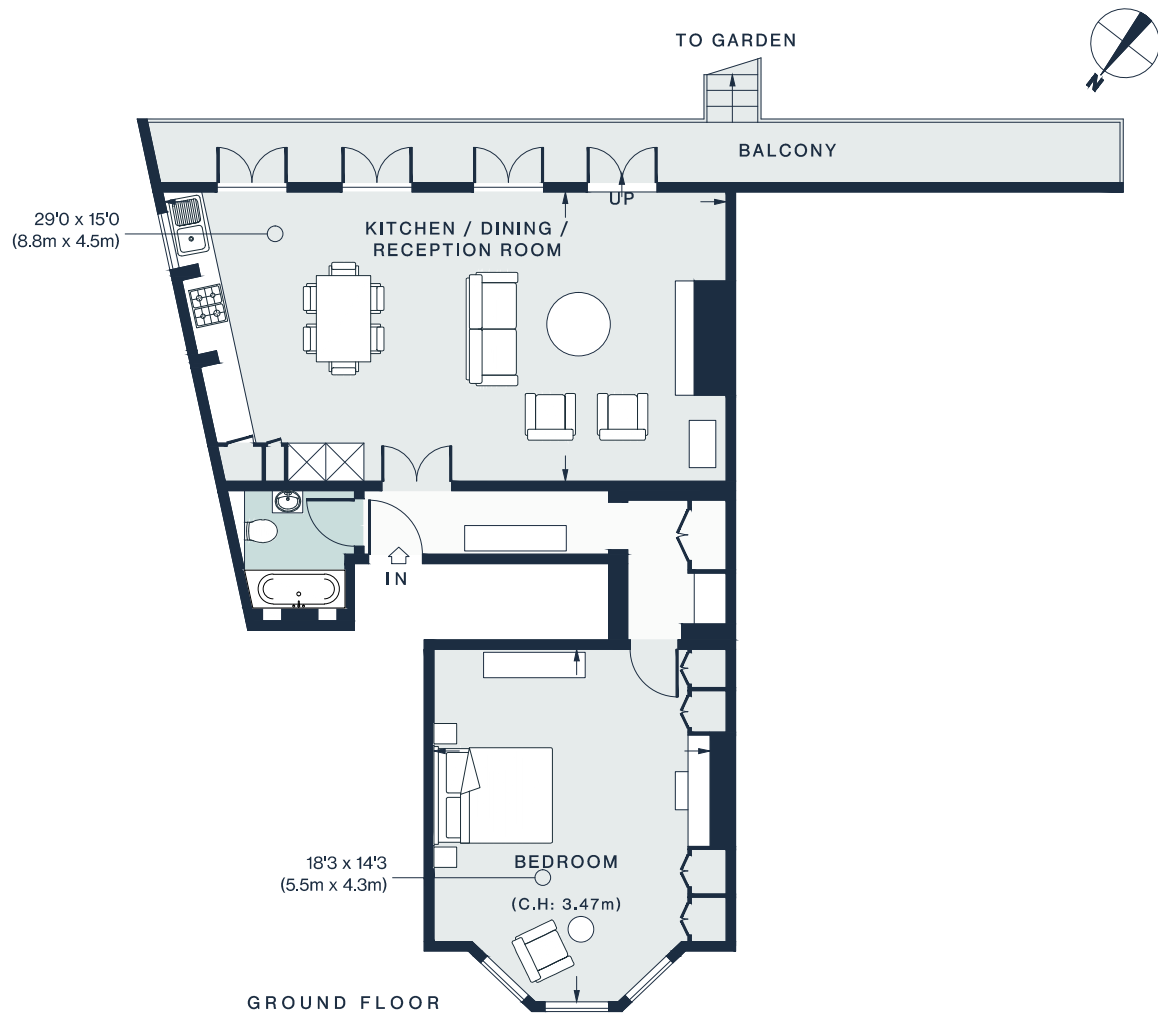






SUTHERLAND AVENUE W9
CITY OF WESTMINSTER

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8.00 am - 4.30 pm
Resident
General
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020 758 8000



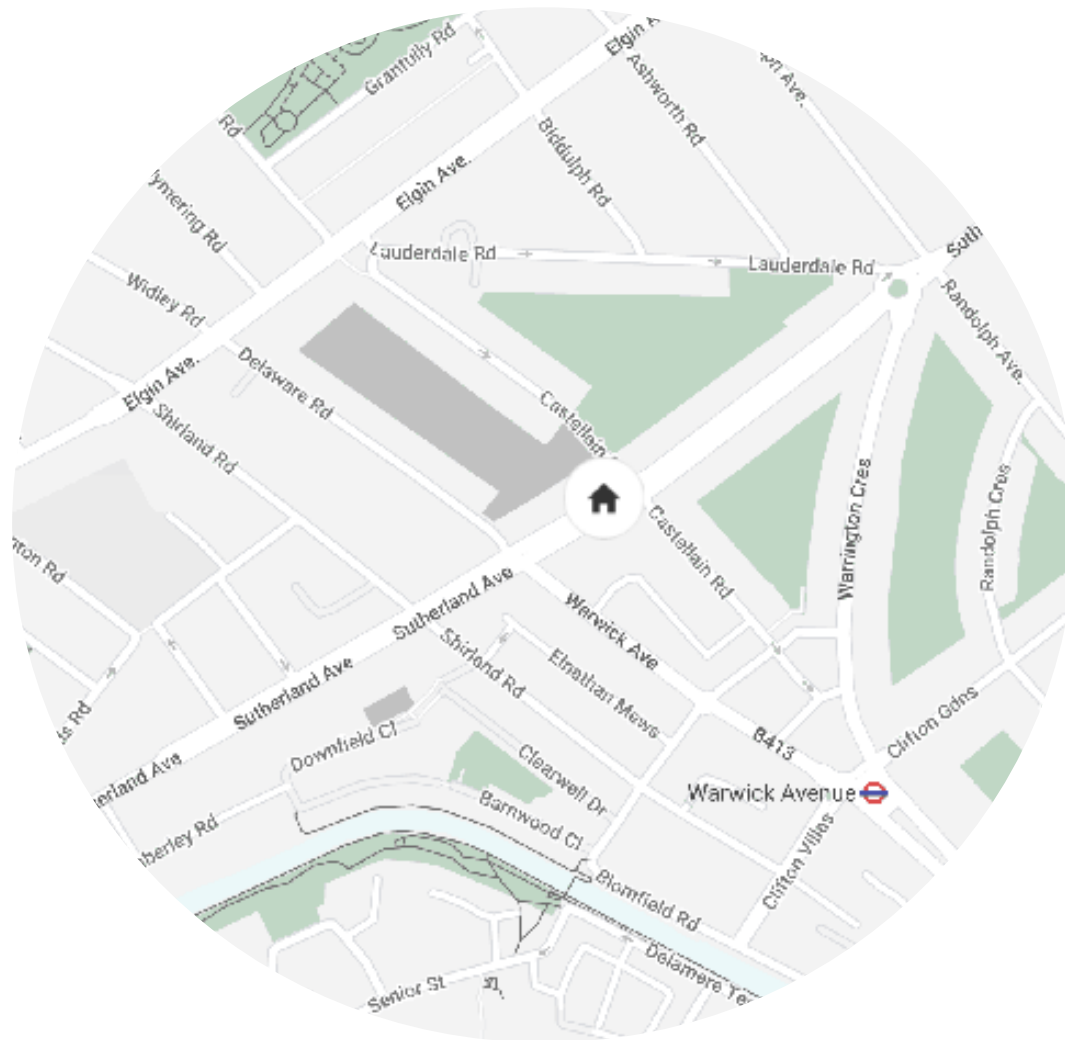
Approx. Gross Internal Area = 925 sq ft / 85.9 sq m

Property Details

Standout lateral living space with impressive ceiling height
 Four sets of French doors onto a large, scenic balcony
 Direct access to a southeast-facing communal garden
 Bright and airy reception room
 Carrara marble clad kitchen
 Considered bedroom with custom joinery and walk-through dressing area
 Carrara marble bathroom
 Envious Little Venice location
 New boiler paired with Google Nest smart home controls
 Westminster parking permit
 City of Westminster

Approx. 925 sq ft / 85.9 sq m
 EPC=C
 Tenure: Share of Freehold
 Lease Length: 84 years
 Council Tax Band: G
 Service charge: TBC

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



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 just a short walk away, which takes you to Oxford Circus, Marylebone and central London in 10 minutes. Paddington station is also only a 15 minute walk along the canal.

Warwick Avenue – 4 mins (Bakerloo)

Maida Vale - 8 mins (Bakerloo)

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