



## Sutherland Avenue, London W9

**£3,250 Per Month**

A rare find and new to the market, this exceptionally spacious duplex apartment offers 3 double bedrooms and 2 bathrooms (including an en-suite), located on Sutherland Avenue in Maida Vale.

The property has been refurbished to a very high standard and thoughtfully furnished by an interior designer, creating a luxurious living environment throughout. The lower level comprises a master bedroom with built-in wardrobes and an en-suite shower room, along with two further double bedrooms, each with built-in storage and a modern family shower room.

An internal staircase leads to a bright and expansive open-plan kitchen and reception area. This impressive space features high-quality appliances, including an integrated wine fridge, a breakfast bar overlooking the dining area and a reception space with twin bi-folding doors opening onto Juliette balconies. There is also extensive additional storage within the eaves.

Ideally located, the property is within easy reach of the amenities of Little Venice and just a 10-minute walk from Warwick Avenue Station (Bakerloo Line).

Available from 30th April 2026 | Furnished  
EPC Rating: C | Council Tax: Westminster Band D

# Sutherland Avenue, London W9

Reception



Bedroom 2



Master Bedroom



En-suite



Kitchen/Diner



Ext

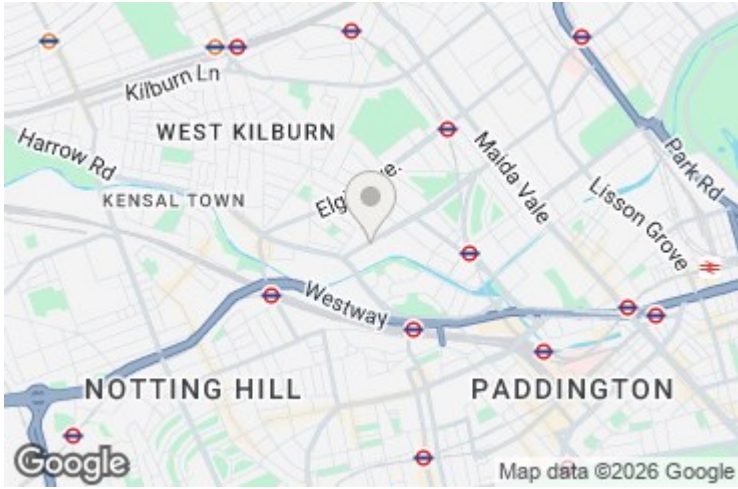


Reception 2

Shower Room

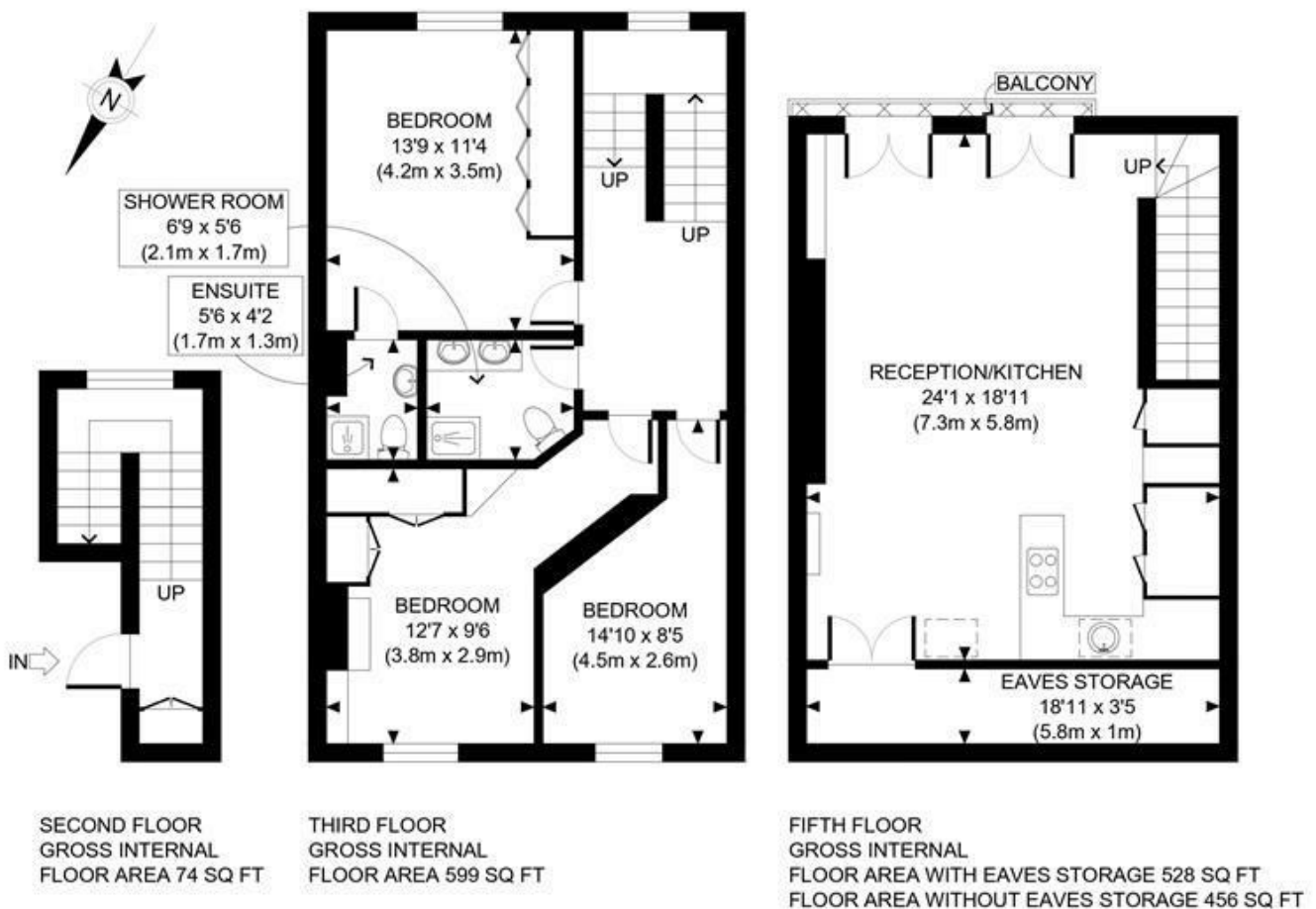
Kitchen

# Sutherland Avenue, London W9



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>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	



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1201 SQ FT/ 112 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1129 SQ FT/ 105 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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