



## Sutherland Avenue, London W9

**£2,200 Per Month**

Located in the heart of Maida Vale is this beautiful bright and airy one double bedroom flat set on the top floor of this period conversion with communal gardens. The flat comprises a great size lounge living room with open plan fitted kitchen, a double bedroom with fitted wardrobes and a tiled bathroom. Benefiting from wood floors, modern decor and good storage. Located on Sutherland Avenue the flat is only moments from the shops, bars and restaurants of Warwick Avenue with the nearest Stations being both Maida Vale and Warwick Avenue (Bakerloo line).

Available from 21st August 2026 | Offered Furnished  
EPC Rating: D | Council Tax: Westminster Band D

# Sutherland Avenue, London W9

## Reception

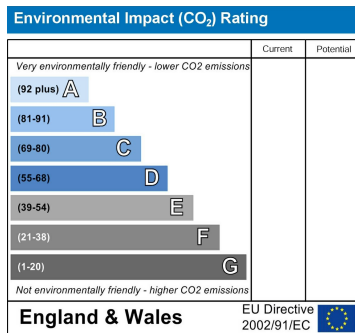
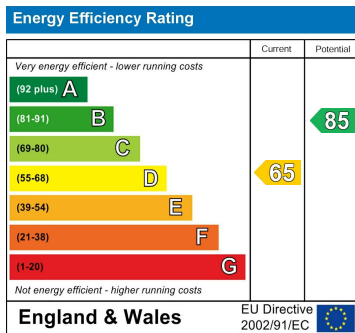
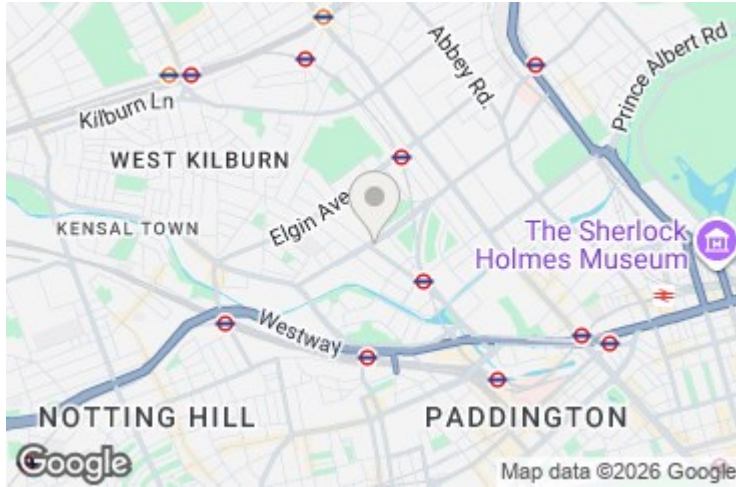
Fair (Fair)

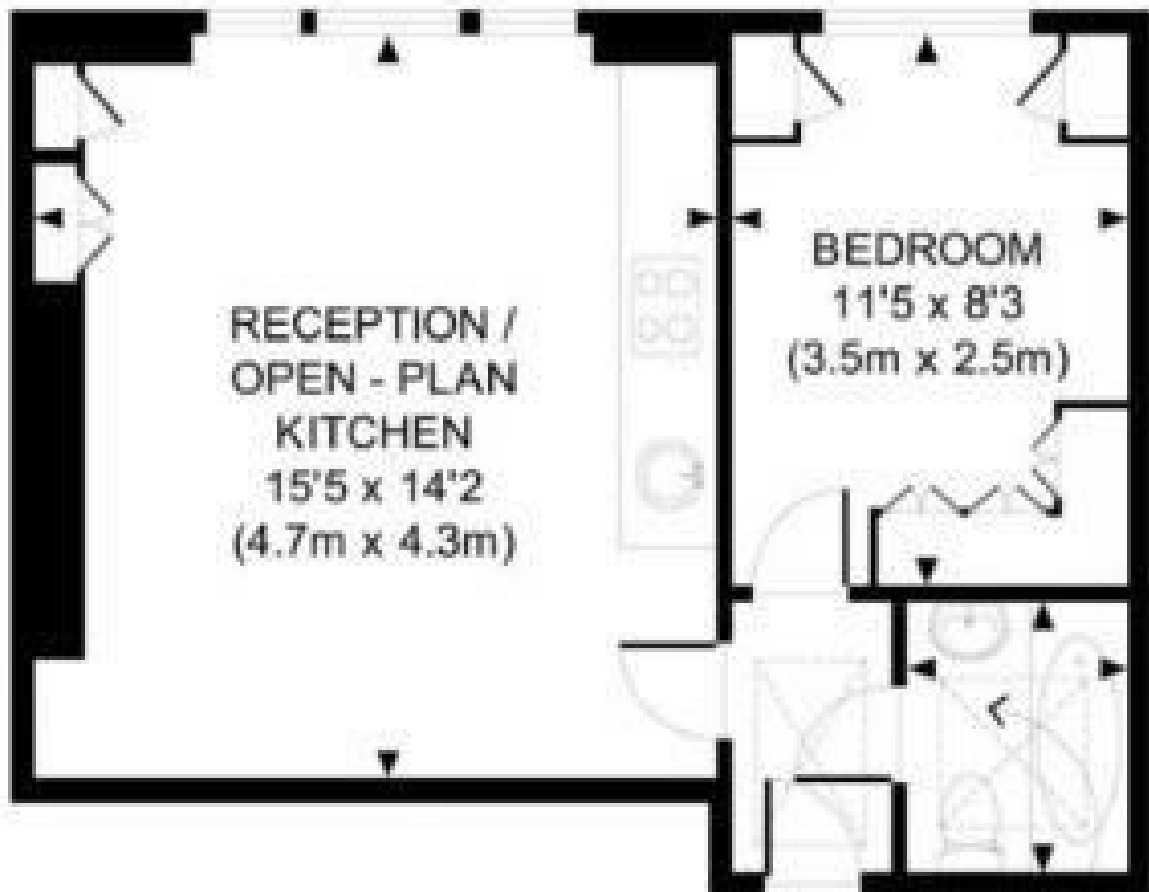
## Bedroom

Double (Double)

## Kitchen

Open Plan (Open Plan)





**THIRD FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 366 SQ FT**

**BATHROOM**  
**5'7 x 4'7**  
**(1.7m x 1.4m)**

**APPROX. GROSS INTERNAL FLOOR AREA 366 SQ FT / 34 SQ M**  
**Ref: BGCR - 240611**

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**Floorplans are for identification and guideline purposes only, not to scale.**  
**Compliant with RICS code of measuring practice.**

**MAIDA VALE**

75 Castellain Road  
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098  
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback

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