

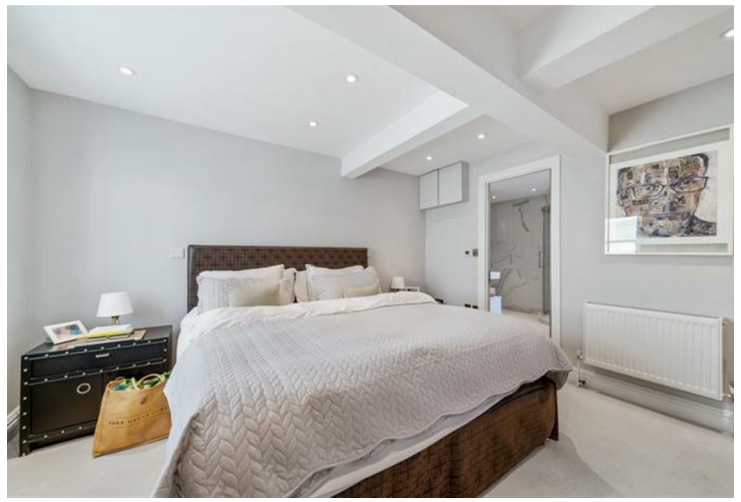
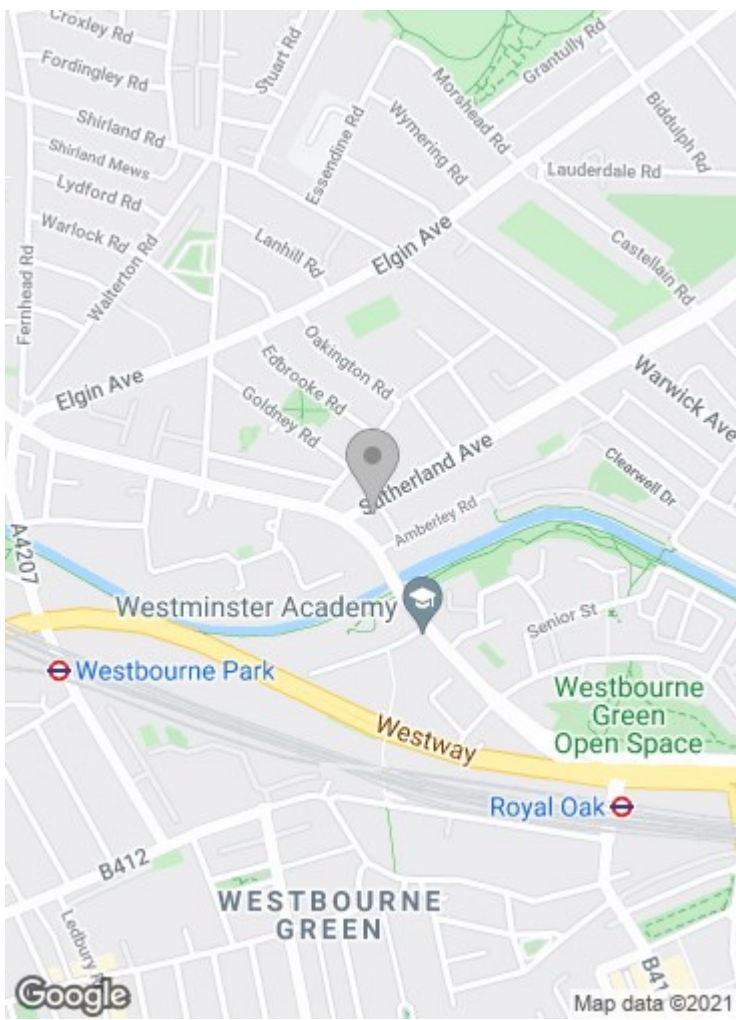


## 184-186 Sutherland Avenue London, W9 1HP

**£795 per week**

Situated in the heart of little Venice, is this floor two double bedroom flat. The property comprises of lateral reception space/study space, fully fitted modern kitchen, along with two double bedrooms, two bathroom and an additional WC. The flat also benefits from communal gardens and a good size terrace. The property is available on a furnished basis.


The apartment is situated within Little Venice close to the cafes and shops of Formosa Street, Warwick Avenue Underground station (Bakerloo Line) and Regents canal.

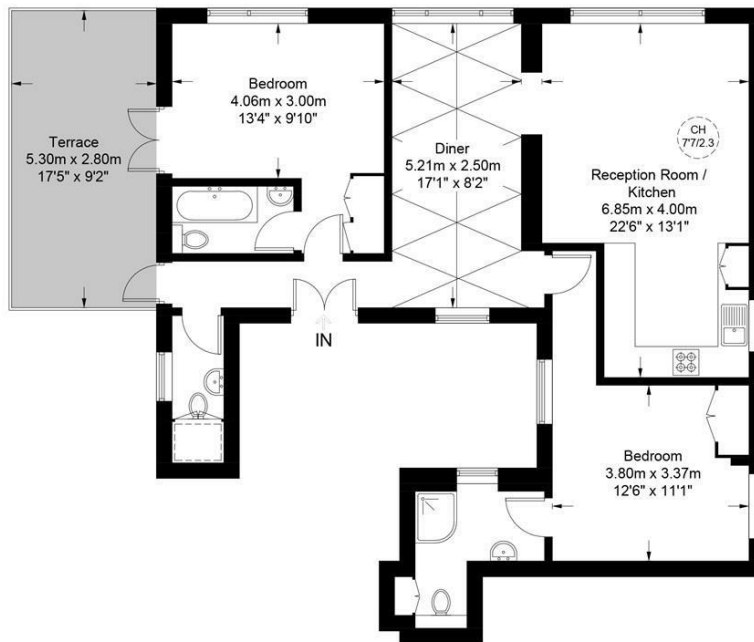


## Sutherland Avenue, W9

Approximate Gross Internal Area = 949 sq ft / 88.2 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 9 sq ft / 0.8 sq m  
 Total = 958 sq ft / 89.0 sq m



 = Reduced headroom below 1.5m / 5'0"



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID747439)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G