



## 74 Sutherland Avenue, London, W9 2QS

**£540 Per Week**

A 2 BEDROOM FLAT FOR RENT WITHIN THIS VICTORIAN PERIOD CONVERSION IN MAIDA VALE W9.

LOCATED ON THE POPULAR SUTHERLAND AVENUE IN THE HEART OF MAIDA VALE CLOSE TO THE SHOPS & RESTAURANTS OF FORMOSA STREET AND A SHORT WALK TO BOTH WARWICK AVE & MAIDA VALE STATIONS.

The bright and spacious accommodation set on the second floor of this charming conversion comprises a large south facing lounge with access to a semi open plan kitchen, 2 double bedrooms and a family bathroom. Both the bedrooms have far reaching views over the roof tops of the neighbouring homes.

Comes furnished.

AVAILABLE FROM 27.04.2026

- VICTORIAN CONVERSION
- TWO DOUBLE BEDS
- SECOND FLOOR
- WALK TO FORMOSA ST SHOPS & RESTAURANTS
- HEART OF MAIDA VALE
- BRIGHT & SPACIOUS LOUNGE
- SOUTH FACING LOUNGE
- POPULAR SUTHERLAND AVE
- AVAILABLE FROM 27.04.2026
- CLOSE TO WARWICK AVE & MAIDA VALE STATIONS

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RECEPTION ROOM



RECEPTION ROOM



PERIOD BUILDING



BEDROOM



KITCHEN



BEDROOM

# 74 Sutherland Avenue, London, W9 2QS



**BEDROOM**



**BATHROOM**

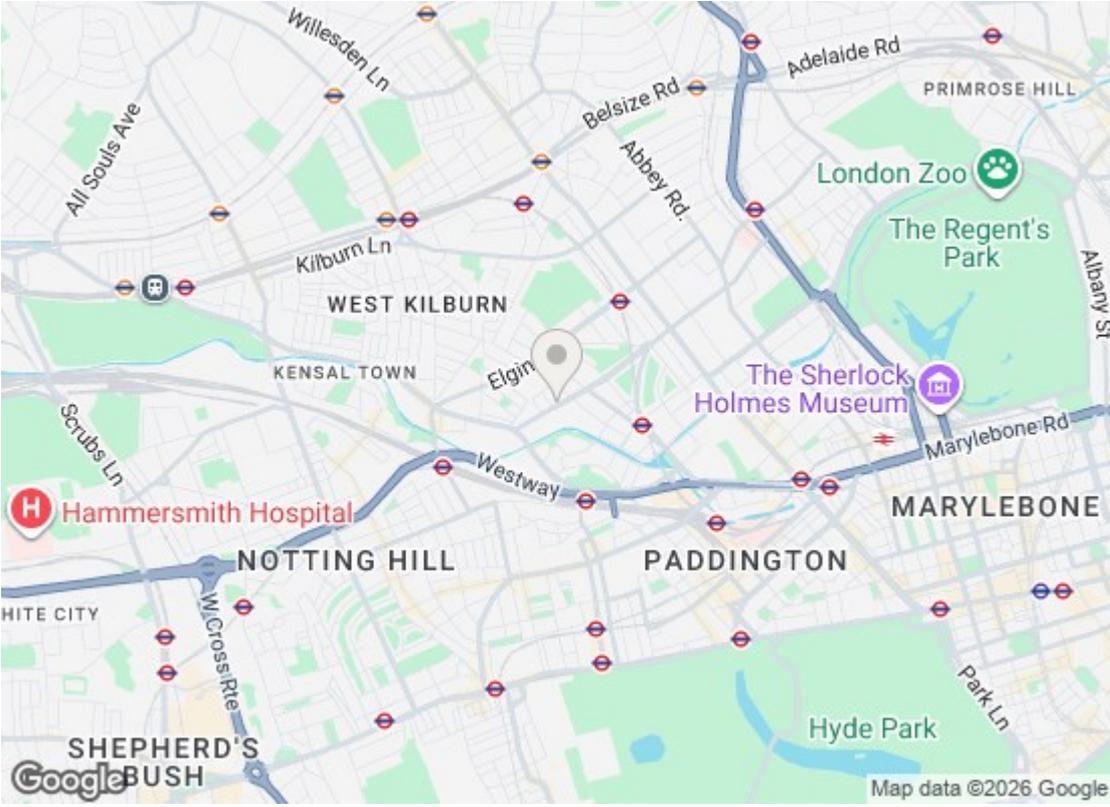


**VIEW FROM BEDROOMS**



3102 sqm / 33376 sqft  
 5337 sqm / 57447 sqft  
 0200 sqm / 21500 sqft  
 108 sqm / 1163 sqft

SPEC ID: 563368654300bda0d8d999d7c



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>	70	78
(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		
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		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.