



**1b Sutherland Street, London, SW1V 4BF**

**Asking Price £1,150,000**



Modern ninth-floor apartment offering breathtaking city views from every room and a stylish, comfortable living space.

The open-plan layout seamlessly blends the fully fitted kitchen and reception room, creating a versatile living area with modern appliances and ample storage. There are two elegantly furnished double bedrooms, including a master bedroom with an en-suite and a second bedroom with access to a large private balcony facing north-west.

The apartment block benefits from a 24-hour concierge and is conveniently located near Victoria Station and the amenities of Belgravia.

This excellent property is available for immediate occupation, providing the ultimate city living experience.

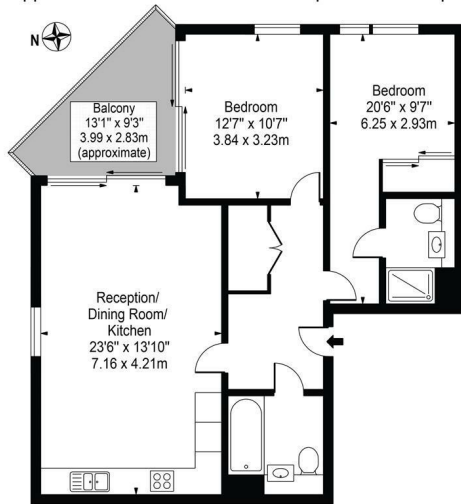
Tenure: 250 years

- Breathtaking City Views
- Located near Victoria Sstation
- Beautifully furnished
- Large fitted kitchen
- Ground Rent: GBP750 pa
- Spacious Bedrooms and Reception Area
- Large private balcony
- 24 hr concierge
- Service Charge: GBP9,319.73 pa





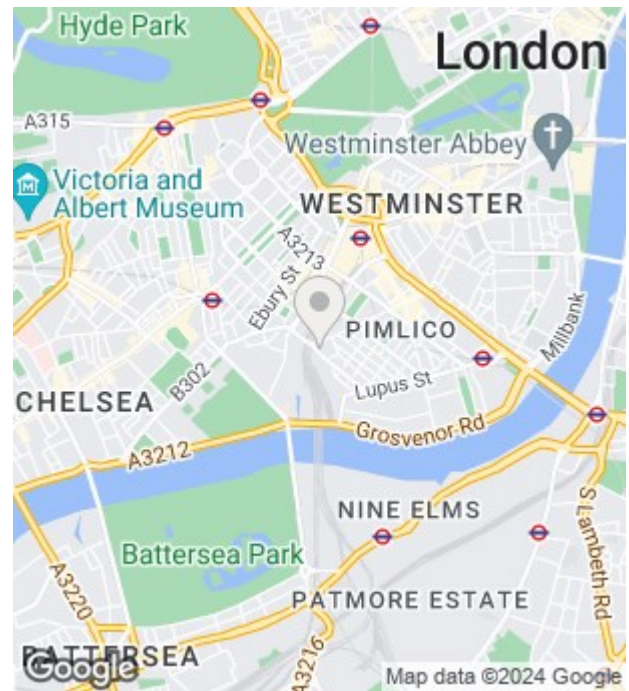
**Ebury Apartments**  
 Approx. Gross Internal Area 827 Sq Ft - 76.83 Sq M



Ninth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>85</b>	<b>85</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

4th Floor One Kingdom Street, Paddington Central, London, W2 6BD  
 Tel: +44(0)20 3019 6150 Email: sales@grange.london