



1b Sutherland Street, London, SW1V 4BF

Asking Price £950,000



Welcome to Ebury Apartments, a stunning property located in the heart of London, SW1V.

Situated on the 9th floor, this nearly new property offers breathtaking city views and boasts a spacious layout, perfect for a comfortable and convenient lifestyle.

One of the highlights of this apartment is the large private balcony, where you can unwind and enjoy the fresh air while taking in the bustling city below. Whether you're sipping your morning coffee or watching the sunset, this balcony is the perfect retreat right in the heart of the city.

With a generous 827 sq ft of living space, this apartment provides ample room for relaxation and entertainment. The property also features comfort cooling, ensuring that you stay cool and comfortable all year round.

Located on the Belgravia borders in SW1, this property offers the best of both worlds – a peaceful residential area with easy access to the vibrant city life. You'll find yourself surrounded by upscale shops, restaurants, and cultural attractions, making it a prime location for anyone looking to experience the best of London living.

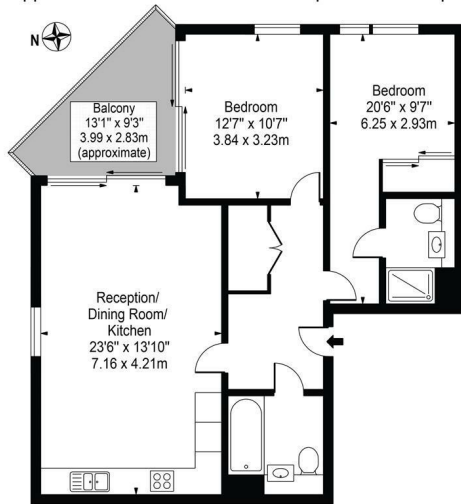
Don't miss out on the opportunity to make this apartment your new home.

- 9th floor with stunning City Views
- 2 bathrooms (one ensuite)
- Location on Belgravia borders, SW1
- 24 hr concierge
- Ground Rent: GBP750 pa
- 2 spacious bedrooms
- Large private balcony
- Comfort cooling
- Service Charge: GBP9,319.73 pa
- Tenure: Leasehold, 250 years





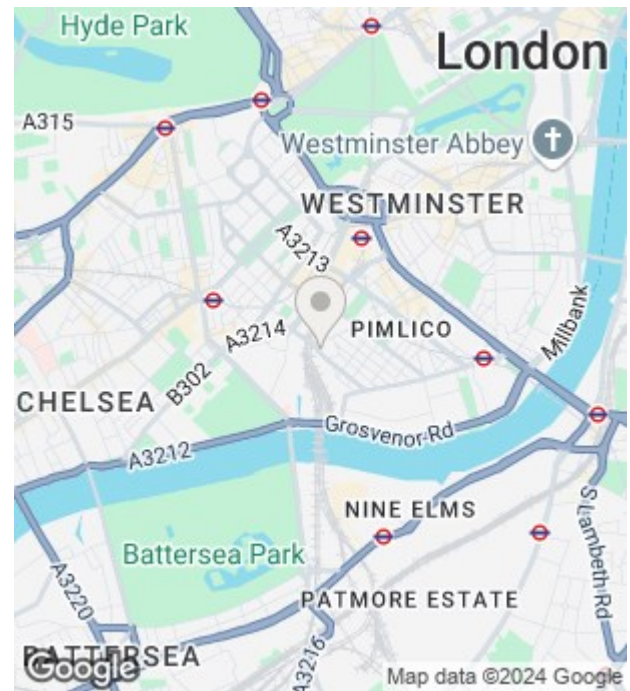
Ebury Apartments
 Approx. Gross Internal Area 827 Sq Ft - 76.83 Sq M



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) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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