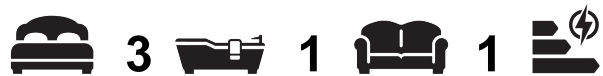




**Apartment 302, Sutherland Apartments Alba Square, City Of Westminster, SW1W 8DY**



Situated in the vibrant area of Belgravia, this brand new, spacious three-bedroom apartment offers the perfect blend of contemporary style and convenience. The property is beautifully finished with modern features and sleek interiors with an abundance of natural light throughout. This property is a must see.

Offering over 950 sq ft of living space, this stunning property offers an abundance of living space with an open plan kitchen/reception area which offers one of four entrances to the wrap around balcony. There are three good sized bedrooms in the property with all three having access to the private balcony and the main bedroom benefiting from built in storage.

The apartment also benefits from a sleek bathroom, a separate W/C and ample storage space, making it ideal for both professionals and families.

Living here, you'll be perfectly positioned to explore everything London has to offer. With quick access to tubes, trains, buses, and even boats serving the area, you can easily connect with Central London and beyond, whether you're commuting for work or enjoying the best the city has to offer.

Located just moments from the iconic landmarks of the area, including boutique shops, fine dining, and beautiful parks, this apartment offers not only a stunning place to live but an exceptional lifestyle.

Council Tax Band: Westminster - New Build

Minimum contract: 12 months

Change of contract fee: £50 including VAT

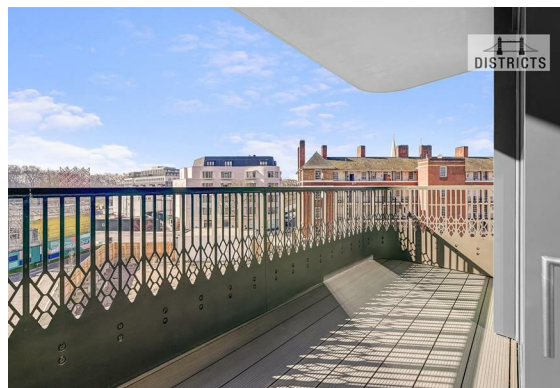
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £1,250 (1 weeks rent, subject to agreed offer)

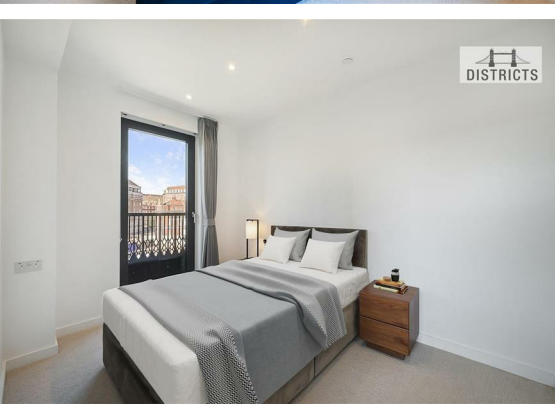
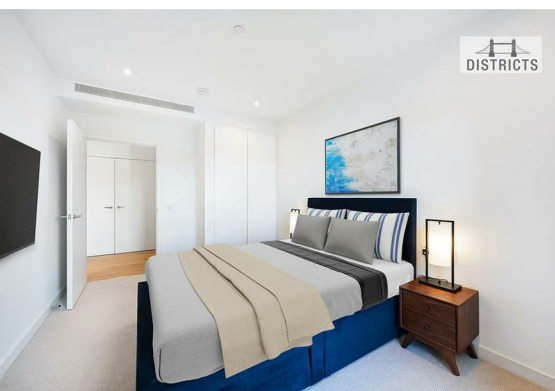
Electricity supply – Mains | Cold Water supply –

Mains | Sewerage – Mains | Heating – Communal |  
Internet: Ftp

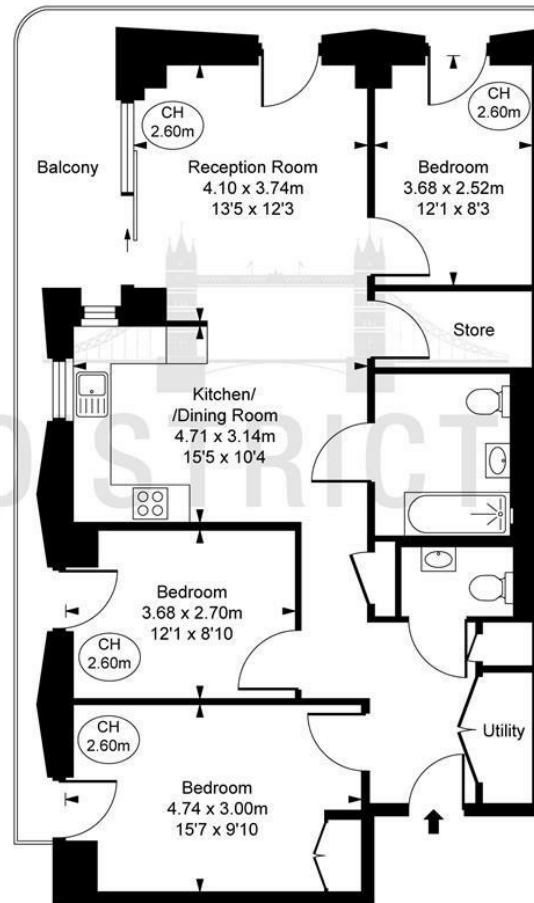
To check broadband and mobile phone coverage please visit Ofcom.

To check planning permission please visit Westminster Council Website, Planning & Building Control






Sutherland Apartments,  
Ebury Bridge Road, SW1W  
Approximate Gross Internal Area  
89.41 sq m / 962 sq ft  
( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
© Fulham Performance

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>		
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.