



Sutherland Street  
London, SW1V

CHESTERTONS









A fantastic opportunity to purchase this outstanding first floor flat set within a charming, white stucco fronted period building.

This glorious property comprises a beautiful reception with 3.18m high ceilings and period features including desirable original shutters, a fireplace and floor to ceiling windows allowing for plenty of natural light. One of the two private balconies is accessible through these doors.

The property further comprises a separate well designed eat in kitchen with Bosch appliances, a modern bathroom and a lovely and light double bedroom leading out to a second truly stunning and tranquil south facing private terrace.

Further benefits include a 127 sq ft loft space accessible directly from the flat which is ideal for storage, a Share of Freehold and is being offered with no onward chain.

Sutherland Street is conveniently located for access to the shops, cafes and restaurants of Pimlico and excellent transport links found at Victoria (Victoria, Circle and District underground lines, Mainline station and Gatwick Express). Sloane Square, Kings Road is only a walk away.

- A Beautifully Presented First Floor Flat
- Stunning Reception with 3.18m High Ceilings
- Well Designed Eat In Kitchen
- Modern Bathroom.
- A light Double Bedroom With Fitted Wardrobe
- Two Lovely Private Balcony / Terraces
- Share of Freehold

Asking Price £700,000

**Tenure:** Share of Freehold 102 years remaining (Lease Expires on 1<sup>st</sup> January 2129)

**Service Charge:** £4,500 (Approximately)

**Ground Rent:** Peppercorn

**Local Authority:** Westminster

**Council Tax Band:** E

*Chestertons Westminster & Pimlico Sales*

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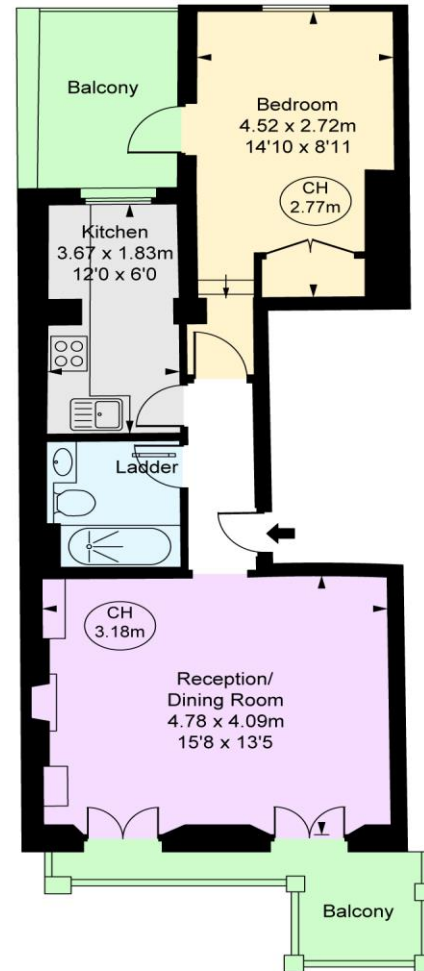
# Sutherland Street, SW1V

Approximate Gross Internal Area  
 46.55 sq m / 501 sq ft  
 Loft  
 11.79 sq m / 127 sq ft

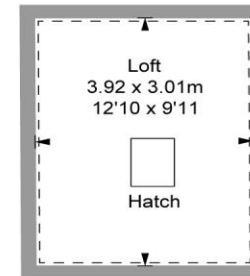
**Total Areas Shown On Plan**  
**58.34 sq m / 628 sq ft**

( Including restricted height under 1.5m □ □ □ □ □ )

( CH = Ceiling Heights )



First Floor



Second Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
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