

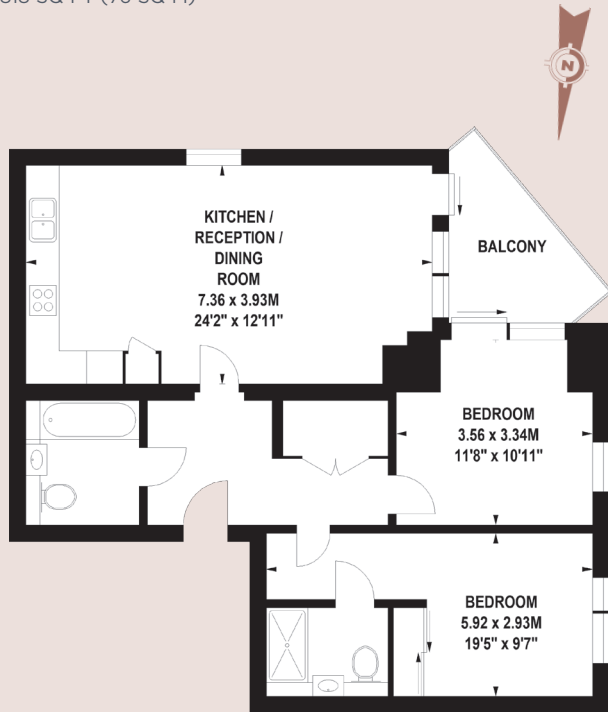
# SUTHERLAND STREET

LONDON SW1





APPROXIMATE GROSS INTERNAL AREA  
818 SQ FT (76 SQ M)



Eighth Floor



THIS EXCELLENT, MODERN APARTMENT IS POSITIONED ON THE EIGHTH FLOOR OF THIS SUPERB, BOUTIQUE DEVELOPMENT, JUST OVER THE BRIDGE FROM BELGRAVIA, AND ONLY A SHORT WALK TO VICTORIA STATION.

The property enjoys enjoyable views towards Battersea Power Station and over the wider London Skyline.

The property has an open-plan fully fitted kitchen and reception room, two double bedrooms, two modern bathrooms (one en-suite), and a spacious private balcony.

Residents enjoy a 24-hour concierge service. It is only a short walk to Victoria Station's transport links and an array of shops, and Pimlico Road, Elizabeth Street, and Sloane Square, where there is a plethora of restaurants and cafes in the fashionable and exclusive, and desirable part of Central London.



#### FACILITIES

2 Bed | 2 Bath (1 Ensuite) | Stunning skyline views  
Large private balcony | 24 hr concierge | SW1 location

#### TERMS

Price: £1,150,000  
Tenure: Leasehold, 242 years (expires 10th June 2266)  
Service Charge: £9,637 per annum  
Ground Rent: £750  
Local Authority: City of Westminster  
Council Tax: G  
EPC: B

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