



# Sutherland Place

NOTTING HILL W2





Computer Generated  
Artistic Impression

An exciting opportunity to build an exceptional home in the prestigious Westbourne Conservation Area, close to the boutiques and world-class restaurants on Westbourne Grove.

Planning permission (case number 23/04927/FULL) has recently been granted to re-build and extend this semi-detached villa with gated off-street parking to a total square footage of approximately 3,158 sq ft.

Behind the retained façade, the build will combine a fusion of contemporary and classic design features. It will seamlessly integrate a wide floor plate of approximately 7m with cutting-edge architectural elements creating exceptional volume that beautifully merges the old with the new.





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## Accommodation

Upon entry at the raised ground floor, a grand hallway will set the tone, offering a captivating vista of the double-height glass structure, and framing the landscaped garden at the rear. Descending the cantilevered staircase you will be led into a large kitchen and a double-height dining space, which is the major focal point boasting a large glass façade extending to approximately 6m (19') in height and transitioning step-free to a spacious rear garden.

The lower level will unfold into a spacious family area, a creative office space, and a beautiful guest bedroom suite.

A large principal bedroom suite spans the raised ground floor, featuring lofty ceilings throughout where full-height windows flood this generous bedroom with natural light. A sizeable en-suite principal bathroom at the rear completes this floor plate.

Furthermore, there will be two additional generous bedrooms on the first floor, complemented by a study/ single bedroom and a large family bathroom. There will also be access to a wonderful west-facing flat roof which provides an outdoor kitchen, open-air seating and a superb entertaining space.

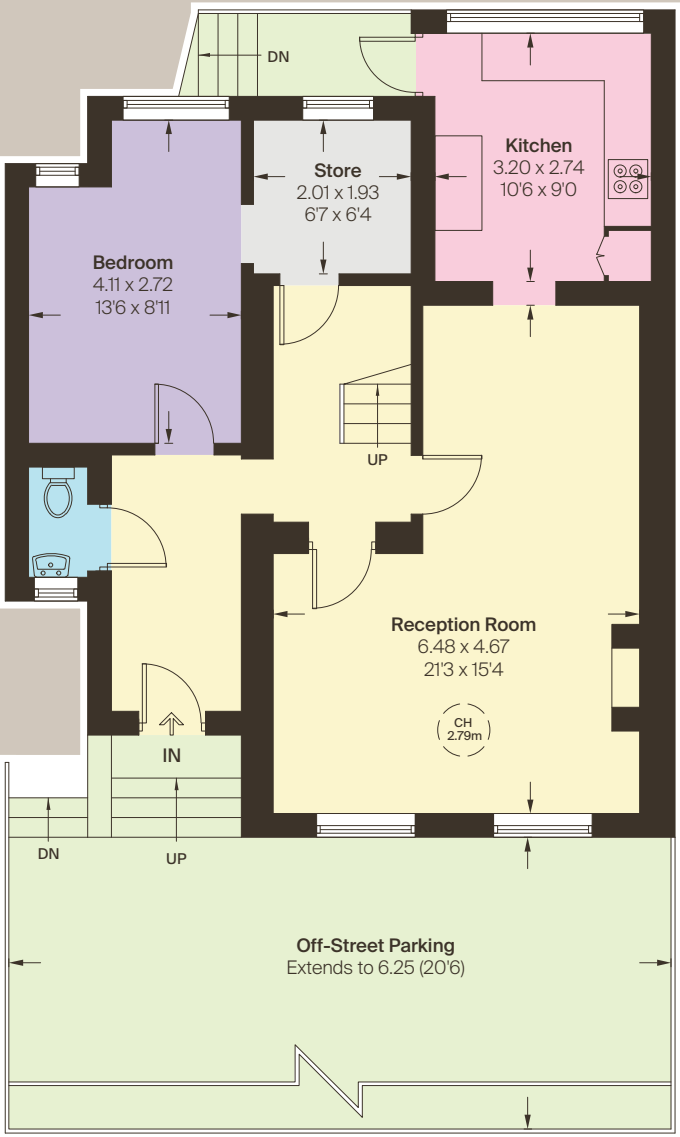
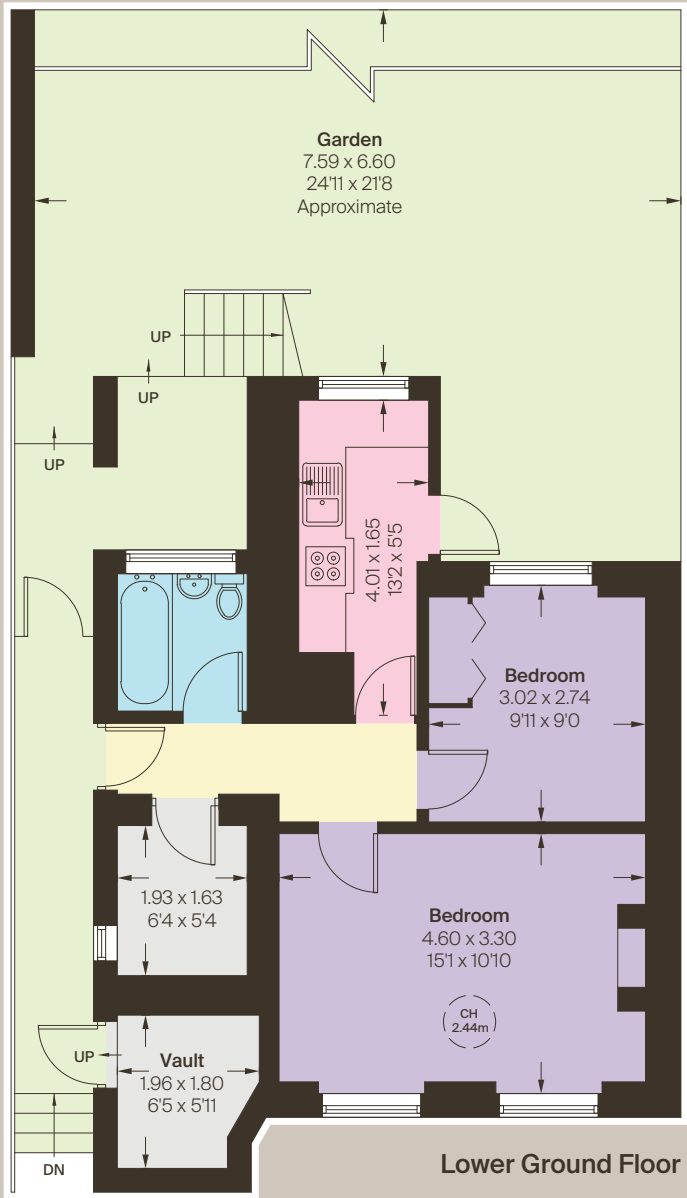
Adding to its appeal, this new build opportunity qualifies for VAT relief and if offered with: a comprehensive tech pack available from Fabrik Architects; encompassing architectural development; engineering drawings; basement impact assessment; M&E strategy; fire safety compliance; insulation specifications; and a thorough planning pack inclusive of light spill, acoustic, arboriculture, and sustainability reports.



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Existing layout

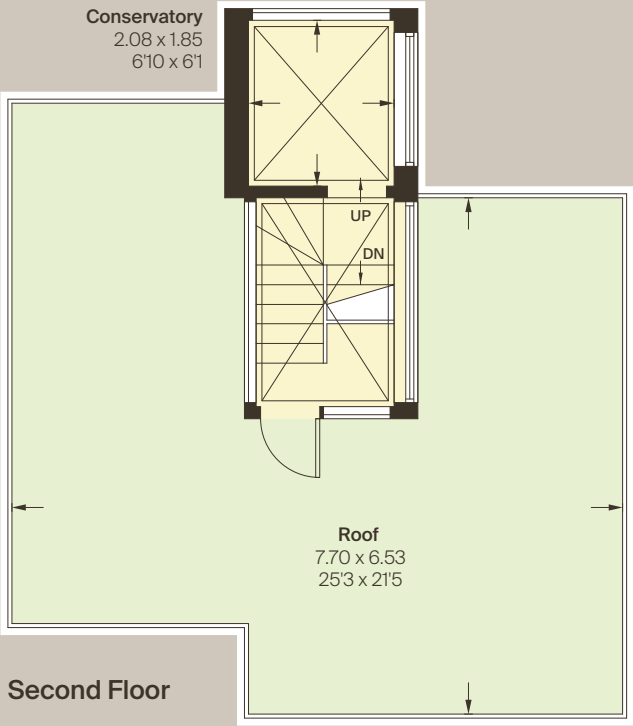
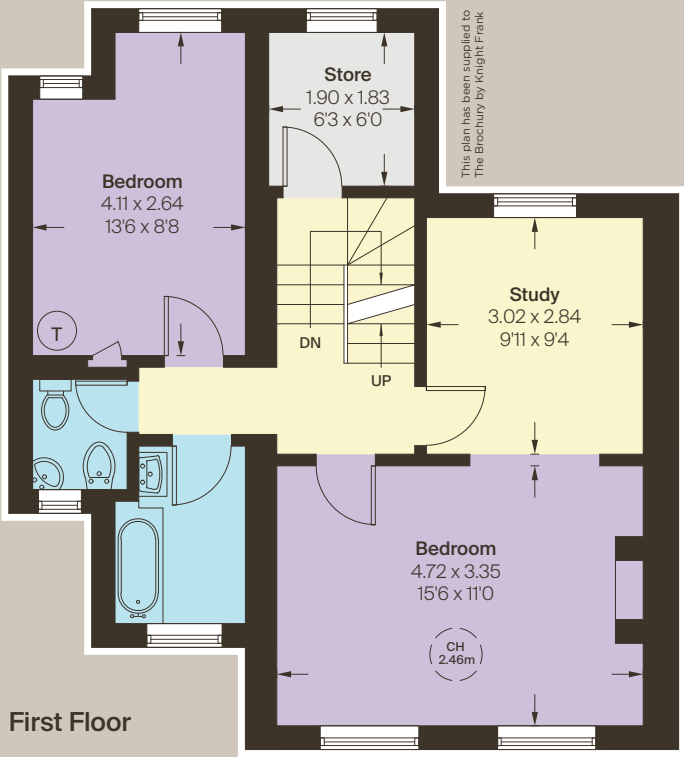


Raised Ground Floor

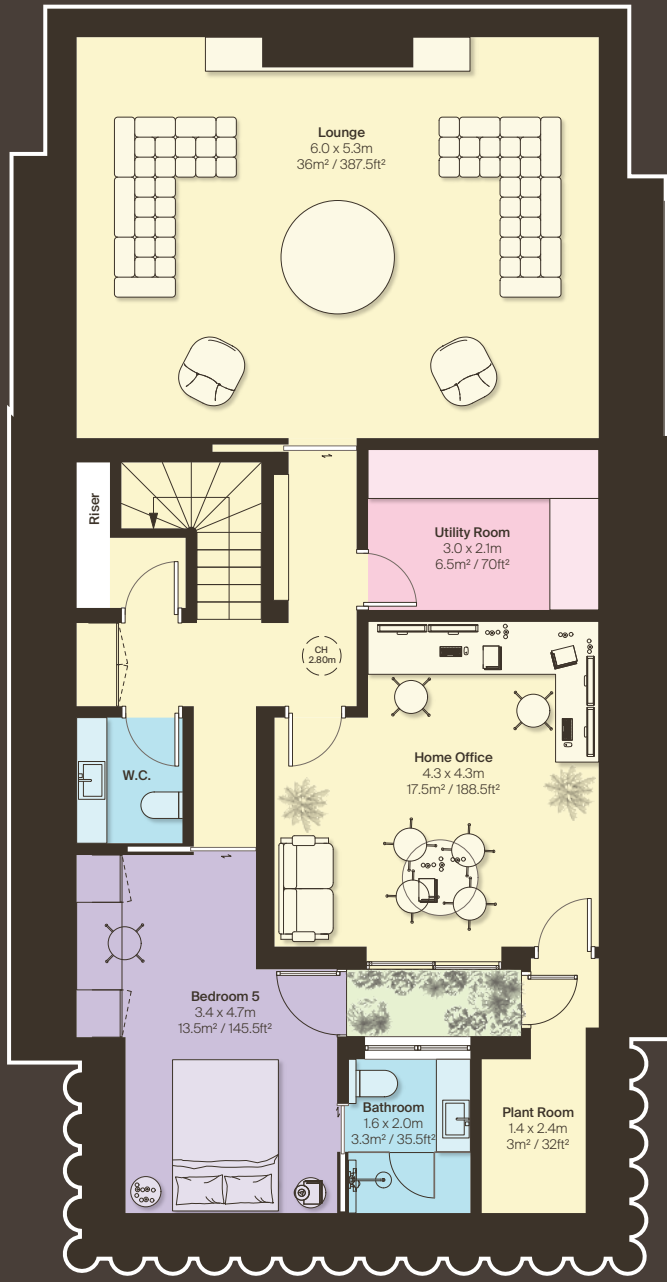
|          |            |                     |             |          |
|----------|------------|---------------------|-------------|----------|
| Tenure   | Price      | Local Authority     | Council Tax | EPC      |
| Freehold | £5,000,000 | City of Westminster | Band H      | Rating F |

Approximate Gross Internal Area  
1,911 sq ft / 177.5 sq m  
including limited use area  
5 sq ft / 0.5 sq m

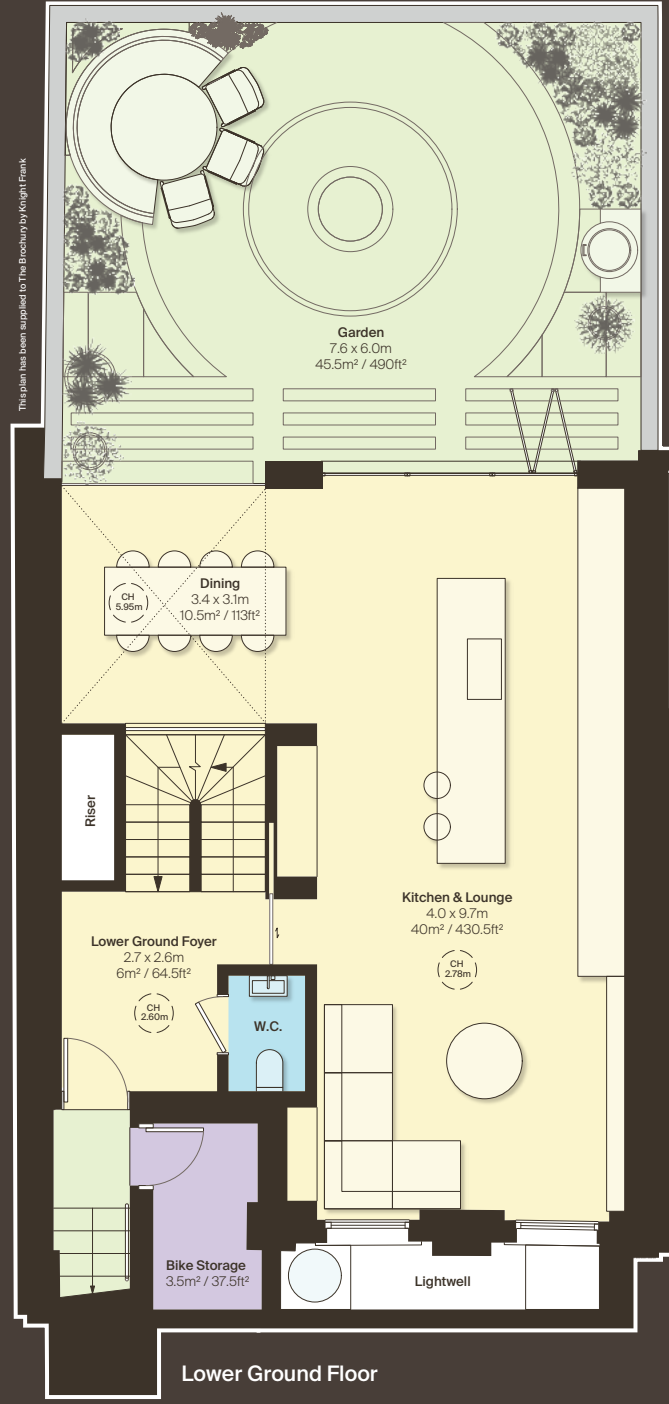
This plan is for guidance only  
and must not be relied upon as a  
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to the important notice on the last  
page of the text of the Particulars.



Consented plans



Basement Floor



Lower Ground Floor

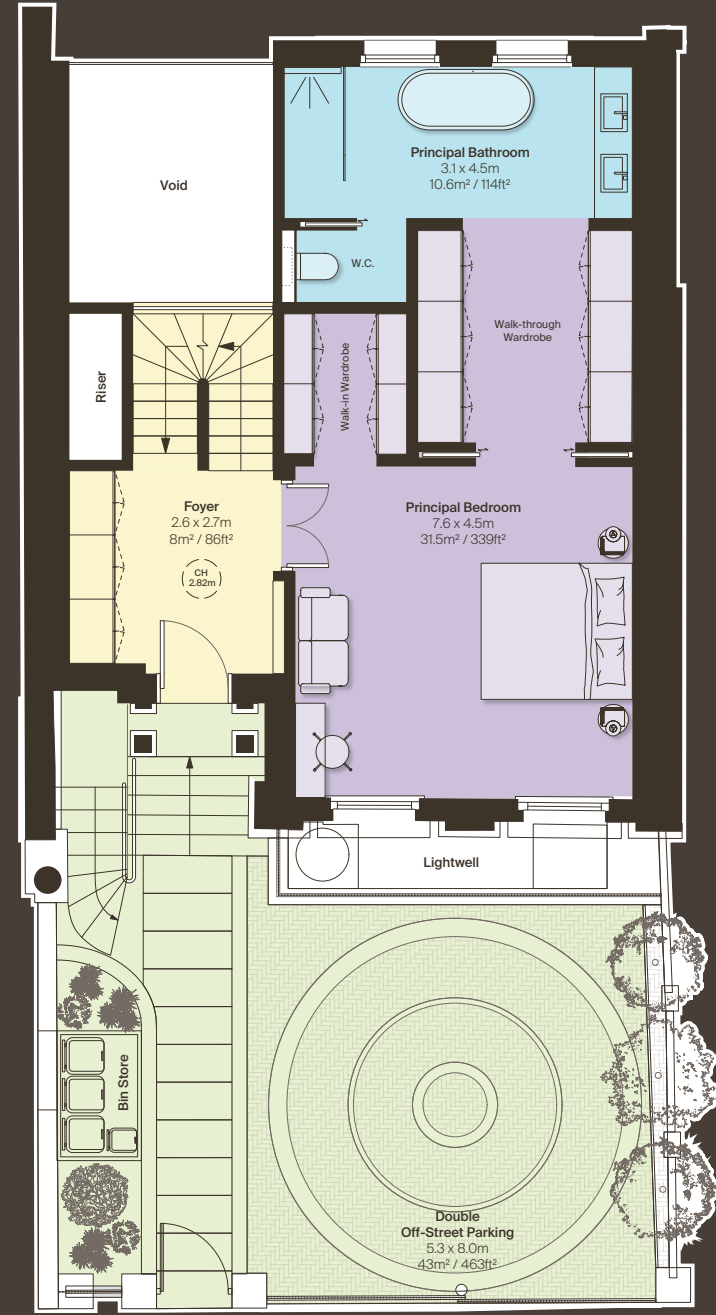
Planned Approximate Gross Internal Area  
3,121 sq ft / 290 sq m

Planned Bike Store  
37sq ft / 3.4 sq m

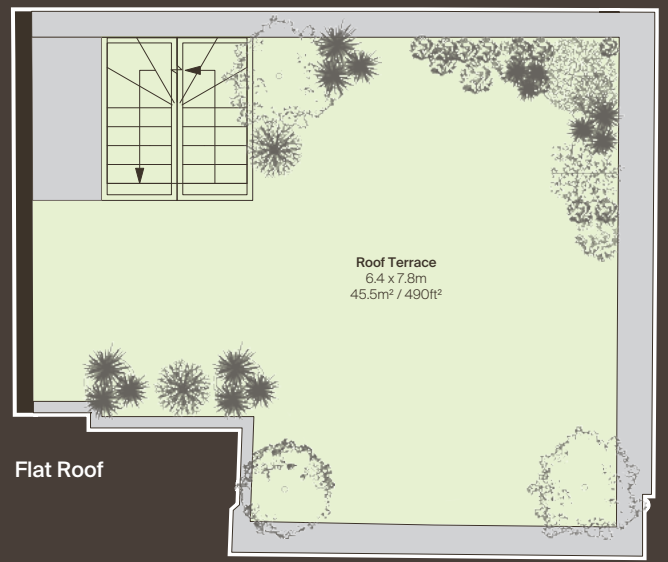
Planned Total Approximate Gross Internal Area  
3,158 sq ft / 293.4 sq m



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Upper Ground Floor



Flat Roof



First Floor





Roof terrace with  
planning permission  
Computer generated  
artistic impression





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Your partners in property



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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**Particulars dated December 2023. Photographs and videos dated December 2023.**

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