



A SOPHISTICATED FAMILY HOME ON SUTHERLAND PLACE

A five bedroom family home perfectly situated in the Artesian Village in Notting Hill



Local Authority: City of Westminster
Council Tax band: H
Tenure: Freehold

Guide Price: £5,500,000





SPACIOUS PROPORTIONS AND THOUGHTFUL DETAILS

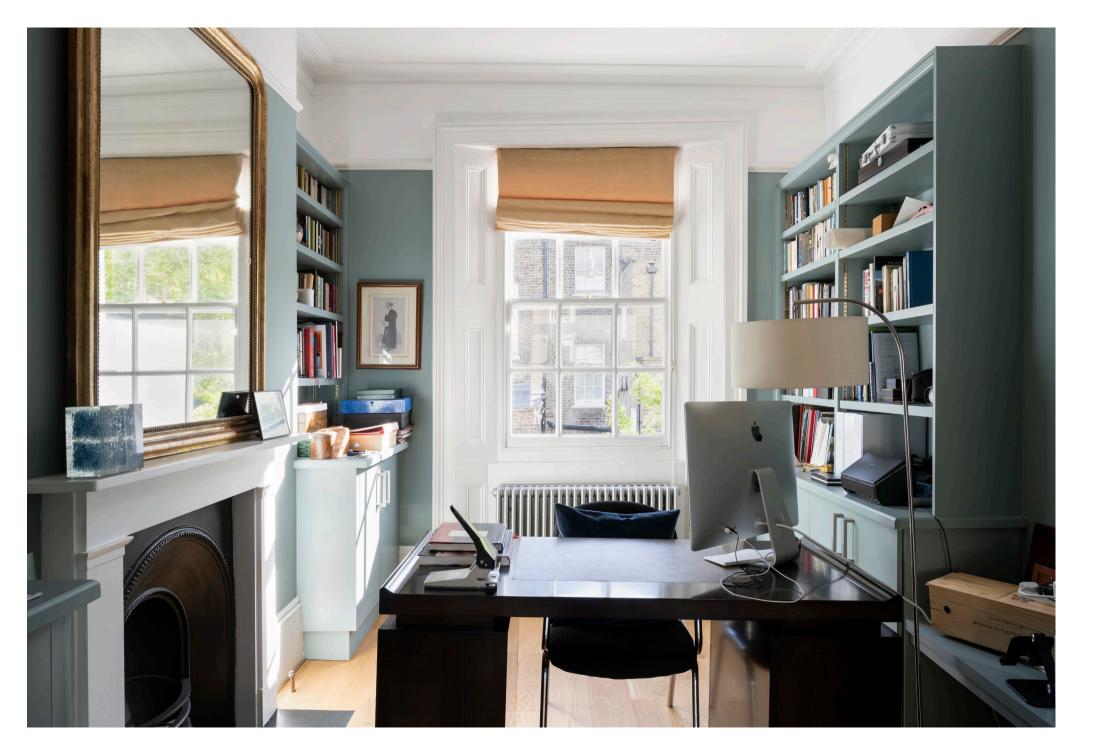
This elegant semi-detached home, located on Sutherland Place, seamlessly combines modern sophistication with timeless charm and is coming to the market for the first time in 25 years. Spanning an impressive 2,675 sq ft, this spacious house is thoughtfully designed and perfect for family living. The light-filled interiors benefit from east/west aspects and generous proportions throughout.

Upon entering the ground floor, you are greeted by a spacious open plan kitchen that opens directly onto the garden, an ideal setting for both everyday dining and entertaining. Upstairs, the entire first floor is dedicated to a light filled drawing room, where twin French doors frame leafy views to the front.













ABUNDANT NATURAL LIGHT THROUGHOUT

On the second floor are three double bedrooms, which share a light-filled bathroom located on the half landing. Leading up to the top floor, you will find a principal suite with ample storage, French doors opening onto a west-facing balcony with outstanding views.

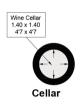
The lower ground floor is currently configured as a self-contained apartment with a bedroom, bathroom, and kitchen. It enjoys abundant natural light and opens onto the inviting garden - perfect for al fresco dining. There is also an additional basement cinema room, well insulated and ideal for cosy nights in.

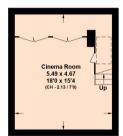
Ideally situated near the world class shopping and restaurants of Westbourne Grove and Notting Hill. Top-rated schools, are also a short distance away.



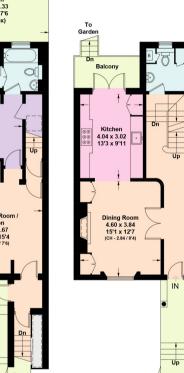
Sutherland Place, W2

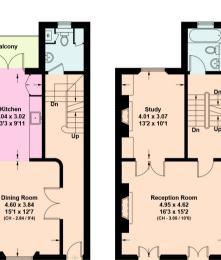


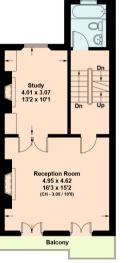


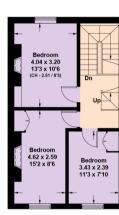






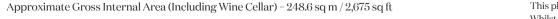






Raised Ground Floor





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Rana Rizk

+44 20 3910 9737 rana.rizk@knightfrank.com

Knight Frank Notting Hill 294 Westbourne Grove Wll 2PS

Your partners in property knightfrank.co.uk

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated September 2025. Photographs and videos dated September 2025. All information is correct at the time of going to print. Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

