



**SUTHERLAND ROW**  
PIMLICO

**JACKSON-STOPS** 

## SUTHERLAND ROW PIMLICO, SW1V

ASKING PRICE: £1,150,000

A superb opportunity to purchase a three bedroom duplex property in Pimlico, SW1.

On the market for the first time in circa 20 years and measuring in the region of 1090 sqft, this would suit all those looking for a family home, large pied-a-terre or even an opportunity to downsize.

Having undergone a full internal refurbishment from the current owner, the property includes a beautiful L shaped garden and is ready to move into.

Subject to acquisition, planning and all other necessary consents, there is the potential to extend the footprint into the storage vaults to the front. Separately there is the opportunity to build a side return to the rear of the property, incorporating circa 100sqft of the garden into the property.

Sutherland Row is well located for all local transport links including, Sloane Square (0.6 miles) and Victoria Mainline station only 0.3 miles away.

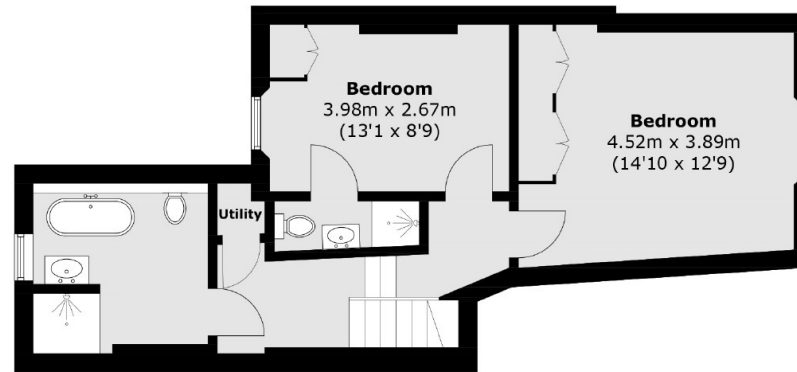
Tenure: Leasehold: 96 years remaining

### KEY FEATURES

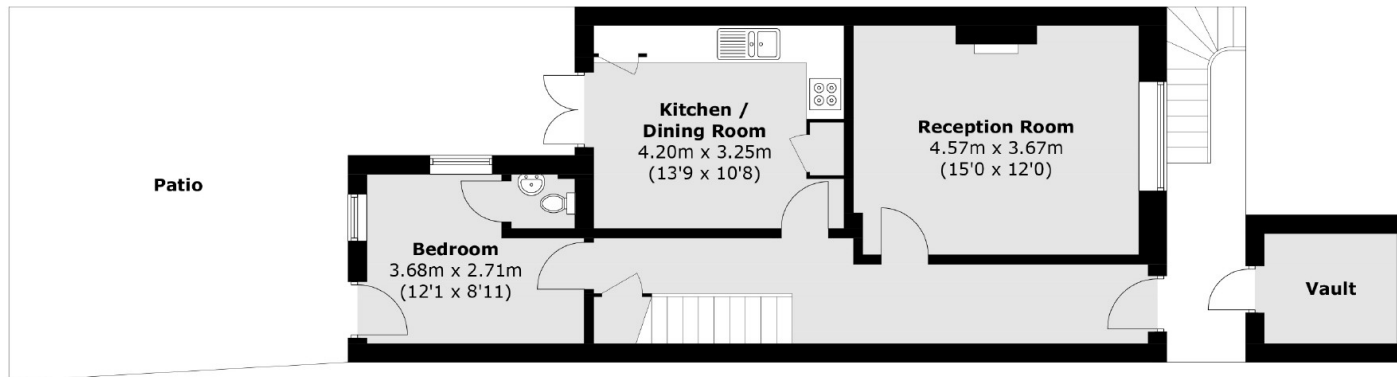
- Three Bedroom Duplex
- Service Charge: c. £715 pa
- Ground Rent: £10 pa
- Private Garden
- Residents Parking
- Tax Band: G







**Ground Floor**



**Lower Ground Floor**

Total area (approx.): 101.1 sq. m (1,088.2 sq. ft)  
 Vault: 3.9 sq. m (42.0 sq. ft)

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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**PIMLICO**

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