



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Third Floor, Three Bedroom Apartment For Sale with Concierge, Private Terrace and Secure Underground Parking.

EBURY APARTMENTS, SUTHERLAND STREET, SW1V
£975,000





Superb three-bedroom, third floor apartment available in a modern development with 24-hour concierge, lift access and a private underground parking space close to Sloane Square.

Presented in immaculate condition, the apartment delivers an impressive 979 sq ft of thoughtfully designed living space. The generous open-plan kitchen, reception and dining room is flooded with natural light from floor to ceiling windows and sliding doors open onto a private terrace with views across the London skyline.

The principal bedroom is complemented by a bespoke dressing area with mirrored storage, currently in place of the third bedroom, this also benefits from an en-suite shower room. A second well-proportioned double bedroom includes fitted storage and is served by a beautifully appointed family bathroom with bath and overhead shower. The third bedroom offers flexibility as a guest room, home office, study or dressing room.

Wood flooring, integrated kitchen appliances, air conditioning and high-specification fixtures throughout reflect the quality of a well-managed, property and development. Residents benefit from 24-hour concierge, secure key fob entry and lift access to all floors.

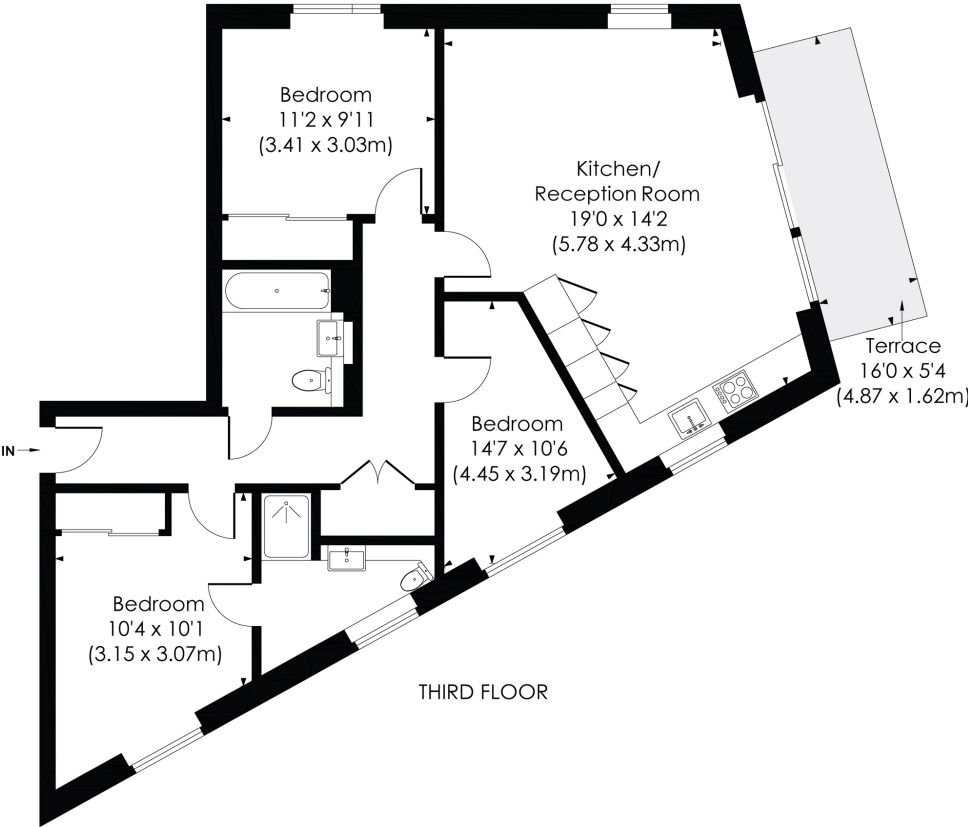
Allocated parking is included and Sutherland Street sits on the edge of Belgravia and Chelsea, a short walk from the River Thames embankment, Victoria station (mainline and Underground), and Sloane Square.

24 Hour Concierge & Lift Access
Private Underground Parking Included
Service Charge: £13,250/annum
Ground Rent: £1,000/annum



SUTHERLAND STREET, SW1V

Approx. Gross Internal Floor Area
979 Sq. ft/90.99 Sq. m



The floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Sutherland Street, SW1V

- Three Bedroom Third Floor Apartment
- Private Balcony with Superb London Views
- Open Plan Reception, Kitchen & Dining Room
- Principal Bedroom with Bespoke Dressing Area
- En-Suite Shower Room & Family Bathroom with Bath
- Air Conditioning & Underfloor Heating Throughout
- 24 Hour Concierge & Private Underground Parking
- Moments from Belgravia and Sloane Square, Chelsea



979 sq ft | 90.99 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B		
(69–80) C	84	84
(55–68) D		
(39–54) E		
(21–38) F		
(1–20) G		
Not energy efficient – higher running costs		

Leasehold:
92+ Years Remaining

Service Charge:
£13,250/annum

Ground Rent:
£1,000/annum



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EBURY PLACE, SUTHERLAND STREET, SW1V