

The Knight Frank logo, consisting of a red diamond shape divided into four quadrants, with the words "Knight" and "Frank" stacked vertically in red text to its right.

Knight
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SUTHERLAND PLACE

Notting Hill W2



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: £5,250,000



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



Approximate Gross Internal Area (Including Wine Cellar) = 248.6 sq m / 2,675 sq ft

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)



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