



SUTHERLAND PLACE

Notting Hill, W2



AN ELEGANT HOME ON SUTHERLAND PLACE

A five bedroom family townhouse, perfectly situated in the picturesque Artesian Village of Notting Hill which seamlessly combines modern sophistication & timeless charm.



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EPC

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Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Guide Price: £4,450,000



VILLAGE LIVING

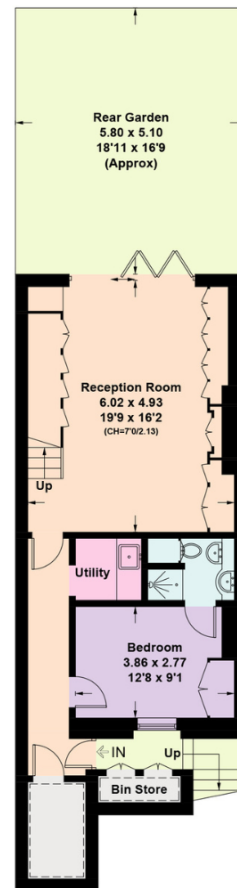
Spanning an impressive 2,588 sq. ft., this spacious house is thoughtfully designed for family living. The light-filled interiors benefit from east/west aspects and generous volumes throughout. Entering on the ground floor, a welcoming open plan kitchen is perfectly placed for entertaining. Above a dramatic drawing room encompasses the first floor with two large floor to ceiling windows drawing eyes to the green aspect to the front of the house. On the second floor a large principal suite is complimented by a dressing room and ensuite bathroom. On the third floor are two further bedrooms sharing a light filled bathroom. At the garden level is an inviting family room which benefits from full height windows out to the garden with landscaped planting and decking below. Ideally situated near the world class shopping and restaurants of Westbourne Grove and Notting Hill.

Please note, CGI images are used for illustrative purposes only.

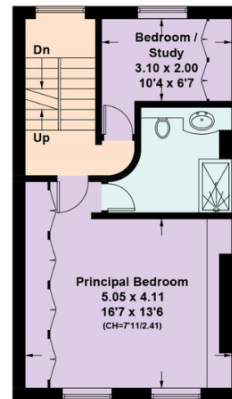






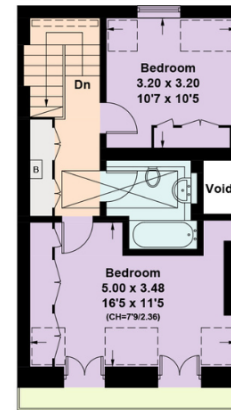


Lower Ground Floor

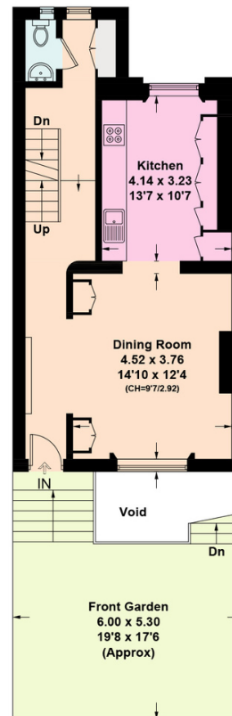


Second Floor

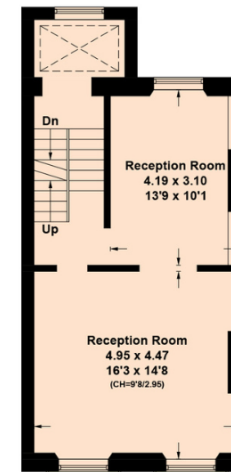
□ = Reduced head height below 1.5m



Third Floor



Ground Floor



First Floor



Approximate Gross Internal Area = 240.4sq m / 2588 sq ft

Bin Store = 1.3 sq m / 14 sq ft

Total = 241.7 sq / 2602 sq ft (Excluding Void) Including Limited Use Area (9.4 sq m / 101 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)

We would be delighted
to tell you more.

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