

Sutherland Place Notting Hill





Sutherland Place, Notting Hill W2

Positioned in a wonderful and much sought-after quiet tree lined street in the heart of the Artesian Village, this elegant five bedroom house offers excellent reception space and retains period charm combined with modern family living.

This beautiful home benefits from many period features, such as high ceilings and floor to ceiling sash windows flooding the house with light . The house offers exceptional entertaining space over two floors along with a large home office / cinema room and a separate gym area. There is also a lovely a terrace just off the dining room leading onto a beautiful west facing patio garden.

There is ample bedroom accommodation throughout the upper floors with the entire top floor dedicated to an indulgent principle suite with three further bedrooms on the second floor and the fifth bedroom located on the lower ground floor.

Location Description

Sutherland Place is located just a moment's stroll from the fabulous array of cafes and restaurants on Westbourne Grove whilst the fashionable Ledbury Road is also close by.

The property is also well linked with public transport (Central, Circle & District and Hammersmith & City) from Notting Hill Gate, Ladbrooke Grove and Royal Oak Station.



5



5



2



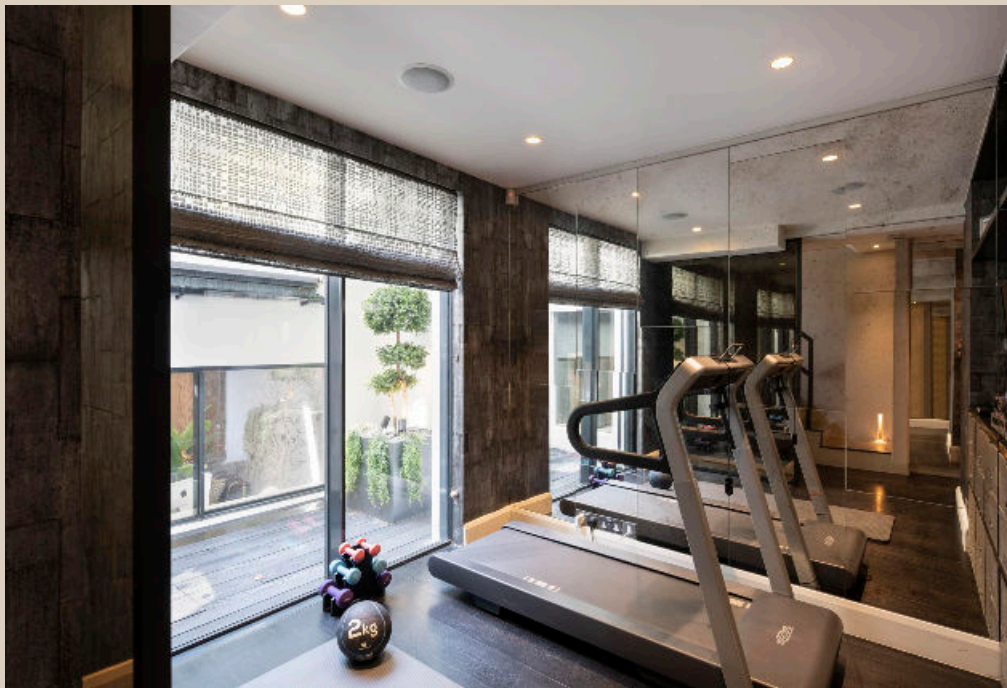
EPC

C













Sutherland Place, Notting Hill W2



Approximate Gross Internal Floor Area
246.6 sq m / 2654 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

We would be delighted to tell you more

Arthur Lintell

07836 316 822

arthur.lintell@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 May 2023. Photographs and videos dated May 2023.

Knight Frank is the trading name of 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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.