



SUTHERLAND PLACE

Notting Hill, W2



TIMELESS ARCHITECTURE MEETS CONTEMPORARY FAMILY LIVING

An elegant five bedroom townhouse nestled in the heart of Notting
Hill's highly sought after Artesian Village.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Guide Price: £4,500,000



GRACIOUS AND FILLED WITH NATURAL LIGHT

The raised ground floor features a stunning open plan kitchen, ideal for everyday living and entertaining. On the first floor, a striking full width drawing room, framed by floor to ceiling windows, accompanied by a study or additional bedroom. The second floor is dedicated to a luxurious principal suite, including a bedroom, dressing area and en suite bathroom. The top floor hosts two further bedrooms and a shared family bathroom. At garden level, a charming family room opens to a landscaped garden perfect for alfresco dining, along with an additional bedroom, bathroom and utility room.

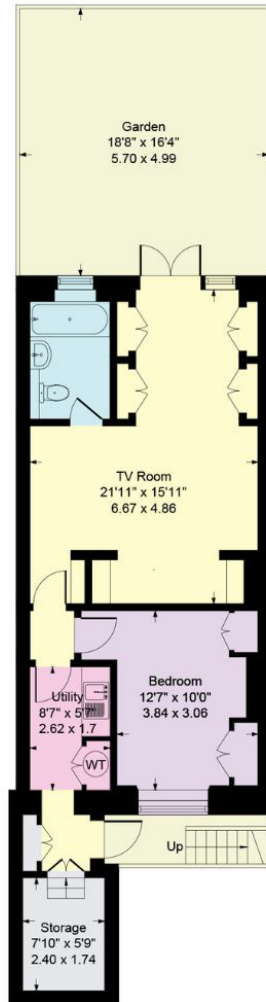
Sutherland Place offers the charm of village life with city sophistication. Moments from Westbourne Grove's boutiques, cafés, and restaurants, it is also close to Hyde Park and Holland Park. Excellent local schools and superb transport links, making this an ideal setting for both families and professionals seeking refined urban living.



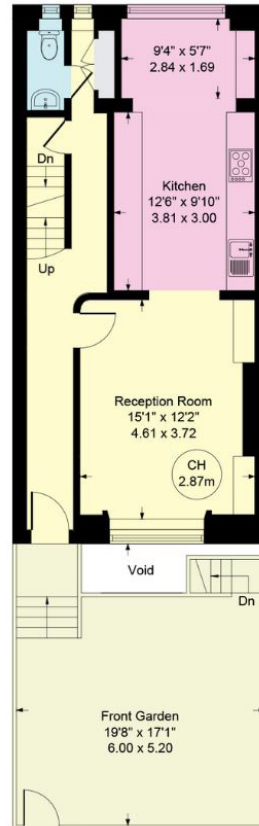




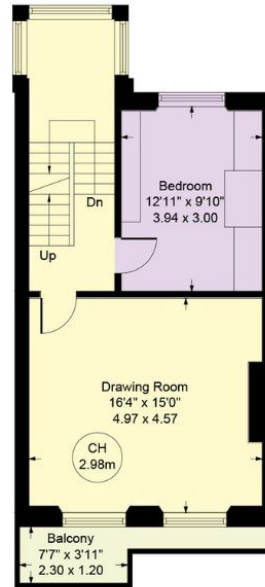
CH = Ceiling Height



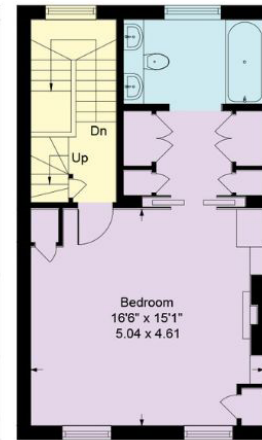
Lower Ground Floor
Approximate Floor Area
633 sq. ft
(58.80 sq. m)



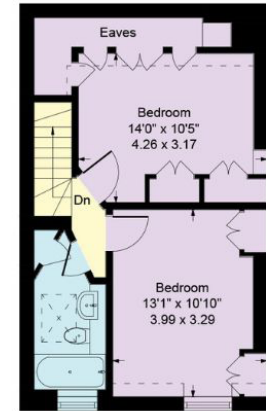
Ground Floor
Approximate Floor Area
561 sq. ft
(52.13 sq. m)



First Floor
Approximate Floor Area
495 sq. ft
(46.03 sq. m)



Second Floor
Approximate Floor Area
458 sq. ft
(42.58 sq. m)



Third Floor
Approximate Floor Area
366 sq. ft
(34.01 sq. m)



Approximate Gross Internal Area = 233.55 sq m / 2513 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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