



Sutherland Place, W2

£3,900,000 *Freehold*



A beautifully presented five-bedroom family house for sale in Notting Hill, set on one of the Artesian Village's most sought-after quiet, tree-lined streets.

KEY FEATURES

- 5 Bedroom Period House
- Air Conditioning
- End of Terrace
- Garden & Raised Ground Floor Terrace
- 2,436 Sq.Ft
- Artesian Village Location



Notting Hill Sales

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Set back from the street behind mature planting, this elegant end-of-terrace house combines beautiful period character with thoughtfully designed modern family living. Rich in original features, including high ceilings and floor-to-ceiling sash windows that fill the interiors with natural light, the house offers exceptional entertaining and living space arranged over five floors.

The entire garden level is dedicated to a superb open-plan kitchen and dining room, which opens directly onto the rear garden, creating an ideal space for everyday family life and entertaining. On the raised ground floor, a magnificent double reception room features double doors leading onto an enviable terrace overlooking the garden.

The upper floors provide generous bedroom accommodation, with the whole first floor devoted to an impressive principal suite. Four further bedrooms are arranged across the second and third floors, each floor served by its own bathroom.

To the rear, the garden offers a peaceful city oasis, ideal for al fresco dining and entertaining. Complementing the home's wealth of period charm are a range of modern comforts, including air conditioning throughout the principal rooms, an invaluable feature during the warmer summer months.

Sutherland Place is a picturesque, tree-lined residential street in the heart of Notting Hill's highly regarded Artesian Village. Renowned for its handsome period architecture and peaceful atmosphere, the location is moments from the excellent boutiques, cafés and restaurants of Westbourne Grove, Ledbury Road and Portobello Road, while the wide-open spaces of Kensington Gardens and Hyde Park are also within easy walking distance. The area benefits from excellent transport connections, with Notting Hill Gate, Royal Oak and Paddington stations all nearby, providing access to the Central, Circle, District, Hammersmith & City, Bakerloo and Elizabeth lines, as well as National Rail services.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: H (Westminster)
EPC rating: E
Is the property listed: Property is Grade II listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS120169>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		

SUTHERLAND PLACE, W2

APPROXIMATE GROSS INTERNAL AREA

2436 Ft² - 226.31 M²

(Including Eaves Storage & External Store)

Eaves Storage : 68 Ft² - 6.31 M²

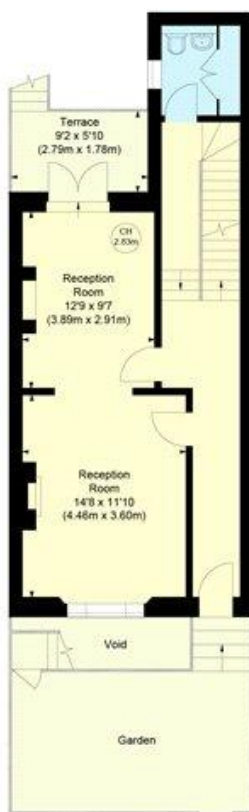
External Store : 42 Ft² - 3.89 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



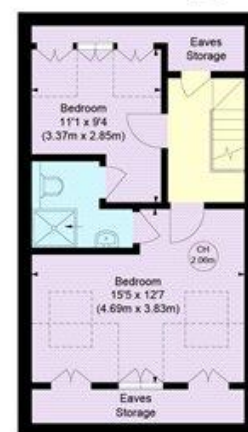
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR

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