



SUNDERLAND TERRACE, W2  
**£799,950 LEASEHOLD**

**A SUPERBLY PRESENTED, BRIGHT, RAISED GROUND FLOOR, ONE BEDROOM APARTMENT IN THIS PEACEFUL AND SOUGHT AFTER NOTTING HILL LOCATION.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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## DESCRIPTION:

This wonderfully bright apartment is situated on the raised ground floor of a charming period conversion at the corner of Sunderland Terrace and Alexander Street. The accommodation extends to 615sq.ft and comprises; entrance hall, reception room, eat-in kitchen, large bedroom, bathroom and three storage cupboards. Currently laid out as a large one-bedroom flat, there is potential to turn it into a two-bedroom flat subject to all the required consents and permissions.

## Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## LOCATION:

Sunderland Terrace is an attractive residential street, at the eastern end of Notting Hill, just around the corner from Royal Oak tube station, and within easy walking distance of the emerging luxury on Queensway with its many shopping and transport amenities. The redeveloped Whitley's, will contain a wealth of high-end shopping, dining and recreation. Paddington Station, with the Heathrow Express and Elizabeth Line is within walking distance. The wonderful eateries, bars and shops of Notting Hill, the famous Portobello Road and the vast expanse of Kensington Gardens/Hyde Park are within a short stroll.







# Sunderland Terrace, W2

APPROXIMATE GROSS INTERNAL AREA

615 Ft<sup>2</sup> - 57.17 M<sup>2</sup>

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



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RAISED GROUND FLOOR

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 85 year and 6 months

**Service Charge:** £1,185 per annum

**Ground Rent:** £10 Annually (subject to increase)

**Council Tax Band:** D (Westminster)

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.

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