

SUTHERLAND PLACE, W2

£4,750,000 FREEHOLD

A FIVE STOREY FAMILY HOUSE WITH SEPARATE FLAT, IN THIS EVER POPULAR, PEACEFUL NOTTING HILL SPOT.

5 Bedrooms, 3 Reception Rooms, 3 Bathrooms, House, Garden, Balcony, Period, 2904 Approx Sq Ft

Winkworth

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DESCRIPTION:

This impressive family house measures over 2900sqft in total, is laid out over five storeys with a separate basement flat on the lower ground floor and sits opposite St Marys of the Angels Church providing for a pleasant outlook and an enhanced sense of privacy. The raised ground floor entrance hall opens on to a large family dining area to the front, leading to a generous kitchen with fully glazed doors to the rear opening on to a pretty, raised decked garden area. Above on the first is a fabulous double reception room, very much enjoying the church view to the front and with a large balcony area off the half landing, perfect for sunny breakfasts. A master bedroom suite occupies the second floor with two further bedrooms and a bathroom on the top floor. The lower ground floor is a separate flat, a spacious one bedroom with large reception to the front and bedroom to the rear.

LOCATION:

Sutherland Place is an attractive, peaceful, tree lined street in the ever-popular Artesian Road group of streets, well placed just to the east of Ledbury Road and to the north of Westbourne Grove, moments from many of Notting Hill's most fashionable boutiques and restaurants.

LOCAL AUTHORITY AND COUNCIL TAX BAND:

City Of Westminster (Band H)



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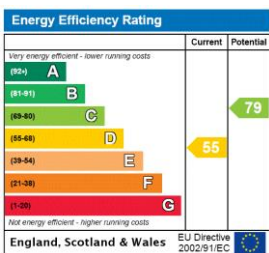
Approx. gross internal area 2897 Sq Ft. / 269.2 Sq M. Inc. Utility Room

Approx. gross internal area 2904 Sq Ft. / 269.8 Sq M. Inc. Utility Room & Restricted Height



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2017 www.dowlingjones.com 020 7610 9933

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.



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