



SUTHERLAND PLACE, W2  
£595,000 SHARE OF FREEHOLD

**A VERY CHARMING ONE BEDROOM FLAT ON THE RAISED  
GROUND FLOOR ON THE QUIET TREE LINED STREET, IN THE  
HEART OF THE ARTESIAN VILLAGE.**

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

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### DESCRIPTION:

This charming, raised ground floor flat is presented in exceptional condition and extends to 413sq.ft. The accommodation comprises; open plan reception, kitchen and dining room, bedroom to the rear and an en-suite shower room. Being on the raised ground floor the flat benefits from high ceilings and large grand window to the front and rear, which flood the rooms with natural light.

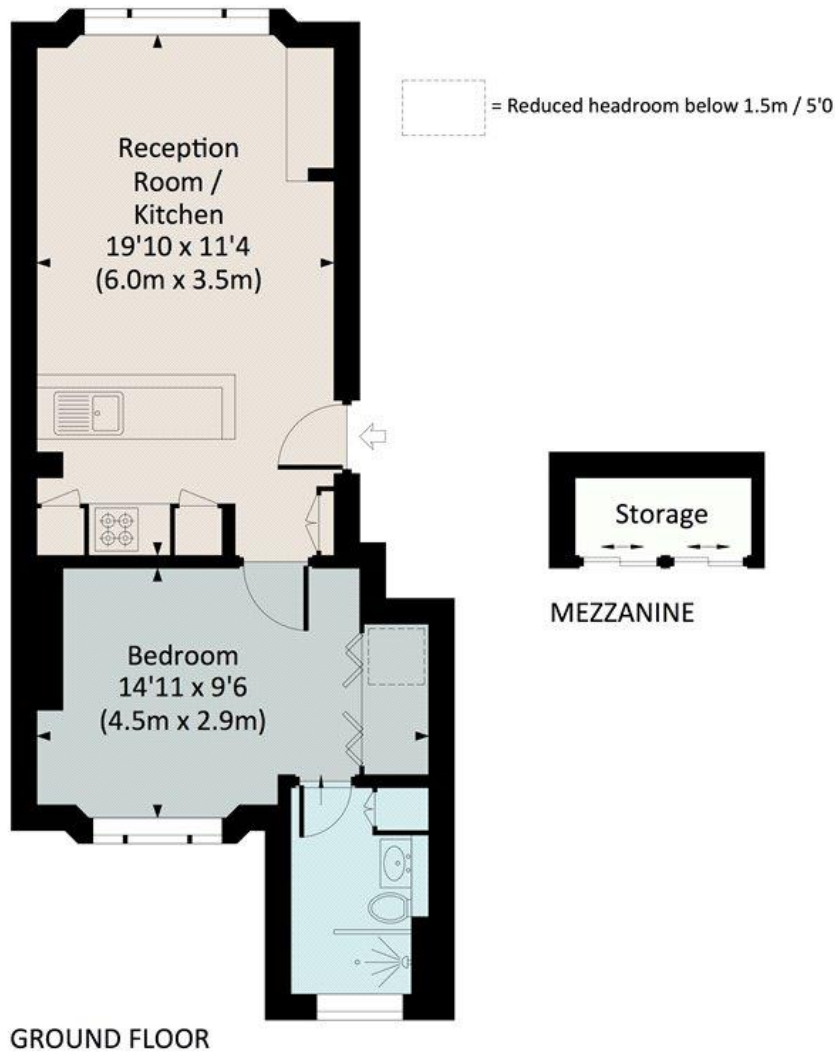
### LOCATION:

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



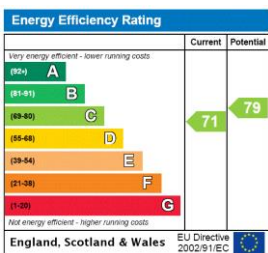


**SUTHERLAND PLACE, W2**  
 Approximate Gross Internal Area  
 38.4 sq m / 413 sq ft  
 38.9 sq m / 418 sq ft Inc. Reduced Headroom



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. © 2018 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.



**Tenure:** Share of Freehold

**Term:** 84 year and 5 months

**Service Charge:** £1600 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** C

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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