



Sutherland Street, London, SW1V

Presented in immaculate condition, the apartment delivers an impressive 979 sq ft of thoughtfully designed living space. The generous open-plan kitchen, reception and dining room is flooded with natural light from floor to ceiling windows and sliding doors open onto a private terrace with views across the London skyline.

The principal bedroom is complemented by a bespoke dressing area with mirrored storage, currently in place of the third bedroom, this also benefits from an en-suite shower room. A second well-proportioned double bedroom includes fitted storage and is served by a beautifully appointed family bathroom with bath and overhead shower. The third bedroom offers flexibility as a guest room, home office, study or dressing room.

Wood flooring, integrated kitchen appliances, air conditioning and high-specification fixtures throughout reflect the quality of a well-managed, property and development. Residents benefit from 24-hour concierge, secure key fob entry and lift access to all floors.

Allocated parking is included and Sutherland Street sits on the edge of Belgravia and Chelsea, moments from the River Thames embankment, Victoria station (mainline and Underground), and Sloane Square.

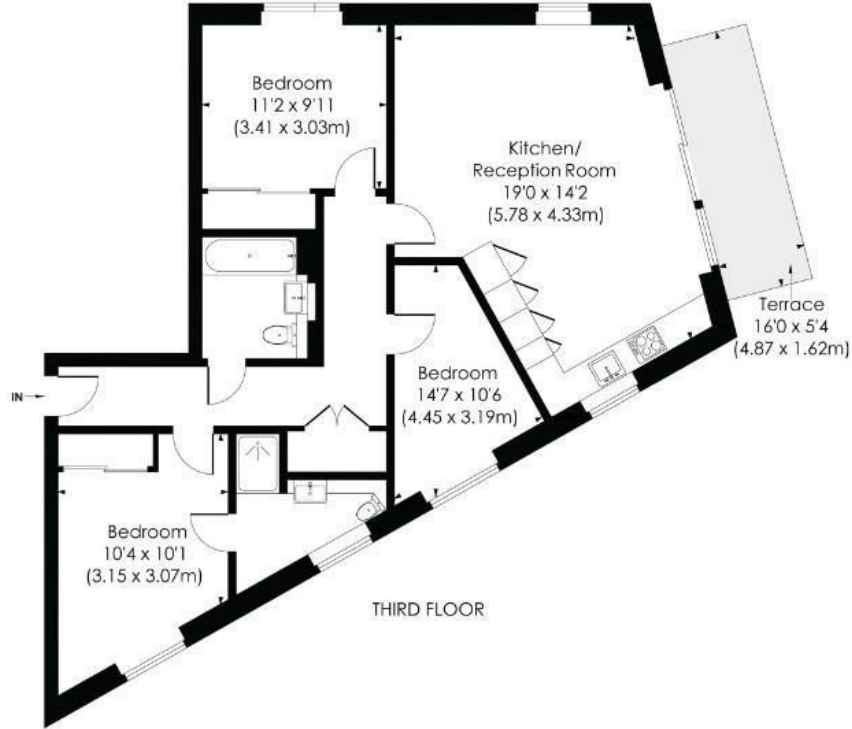
Asking price £1,250,000

- Beautiful apartment with 24-hour concierge
- Air conditioning & underfloor heating
- Open plan reception, kitchen & dining
- Private underground parking included
- Private balcony with London views
- Principal bedroom with en-suite
- Two further bedrooms and family bathroom
- Close to Sloane Square

SUTHERLAND STREET, SW1V

Approx. Gross Internal Floor Area

979 Sq. ft/90.99 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |