






{ SUTHERLAND HOUSE
MARLOES ROAD, LONDON, W8

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

**Sutherland House, Marloes Road,
London, W8**

**Asking Price £1,725,000
Share of Freehold**

 **2 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

Share of Freehold, 2 Reception Rooms,
Kitchen, 2 Bedrooms, 2 Bathrooms, Guest
WC, Ground Floor, Porter, Centrally
Located

Hamptons

8 Hornton Street
London, W8 4NW
020 7937 9371
kensington@hamptons.co.uk
www.hamptons.co.uk

This flat forms part of this attractive and well maintained portered mansion building.

The Property

This property is approx. 1,264 square feet and consists of two reception rooms, a fully fitted luxury kitchen/breakfast room with a Bontempi kitchen and Miele appliances.

There are two double bedrooms with full length wardrobes and a separate luxury bathroom and shower room. Other noticeable features are high ceilings and large windows throughout, multi room music system and under floor heating in the bathroom and shower room.

Location

Sutherland House is ideally located for the many shops, restaurants and transport links in the High Street Kensington and Gloucester Road areas. It is within walking distance of the open spaces of Holland Park and Kensington Gardens.

Additional Information

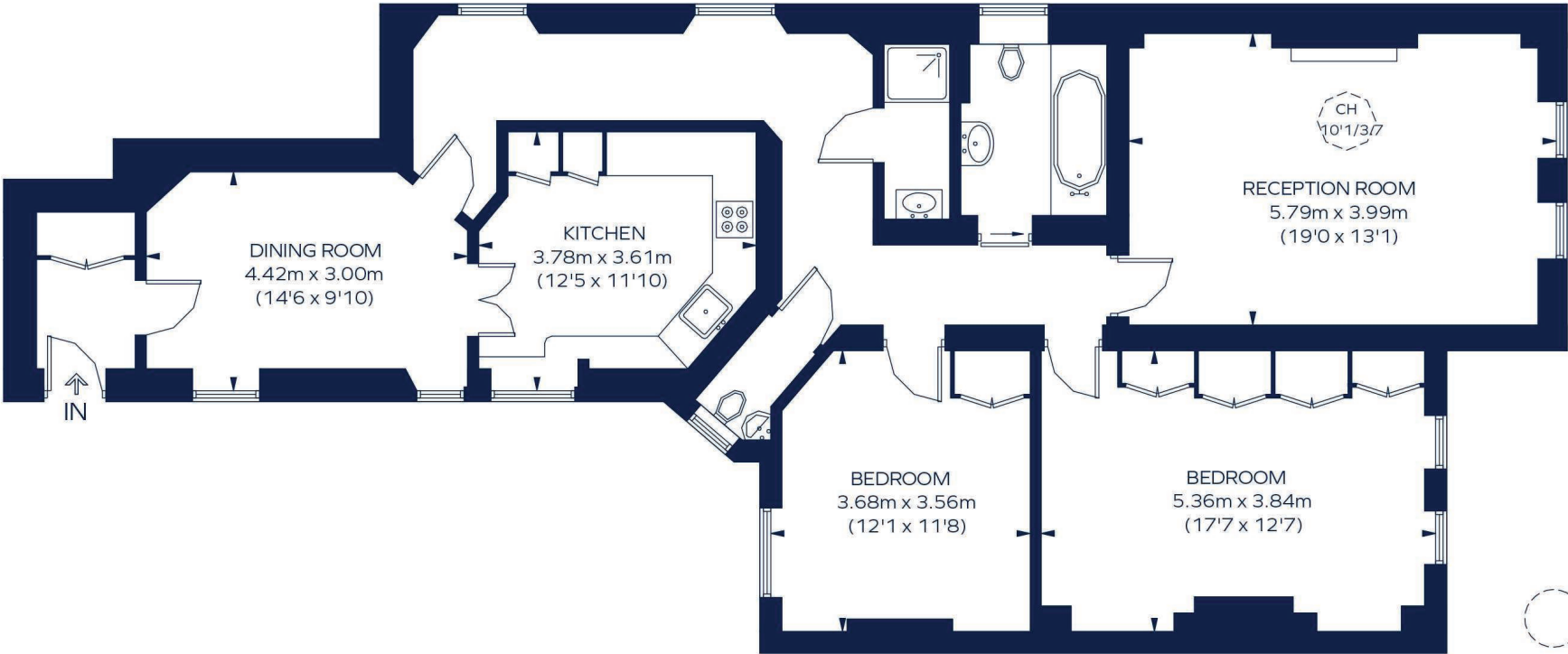
Tenure: Leasehold + Share of freehold
Service Charge: TBC



{ A BEAUTIFULLY REFURBISHED TWO BEDROOM RAISED GROUND FLOOR FLAT

SUTHERLAND HOUSE

Approximate Gross Internal Area = 1264 sq. ft. (117.4 sq. m.)



RAISED GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 257953

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

