



A beautifully presented and newly refurbished two bedroom and bathroom third floor apartment in this well maintained portered mansion block in the heart of Kensington.

Sutherland House, Marloes Road, London, W8

£1,795,000 Share of Freehold



Excellent lateral living with a fabulous double reception/dining room • Newly refurbished to an exacting standard • Positioned on the third floor • Classic red brick mansion building and looked after by a resident porter • Central location close to shops, restaurants and transport links

Local Information

Marloes Road is located minutes from the extensive retail offering of Kensington High Street. The green open spaces of Hyde Park and Kensington Gardens are also close by.

The area is well served by numerous bus routes as well as the Circle and District lines from the nearby Kensington High Street Underground station.

About this property

This fantastic lateral apartment is situated on the third floor (with lift) of a well maintained portered red brick mansion building and successfully combines exceptional entertaining space and living accommodation.

The apartment benefits from an abundance of natural light throughout with a predominantly south and east facing aspect. The principal double reception room offers great living and entertaining space given its generous size.

There is a further fully fitted, semi open plan kitchen just off the reception room. The bedroom accommodation is well thought out and offers two spacious double bedrooms, one with an en-suite bathroom and a further family bathroom. The apartment further benefits from a porter service and ample storage throughout the apartment.

Tenure

Share of Freehold (962 underlying leasehold years remaining)

Service Charge

£10,400 per annum

Local Authority

Royal Borough of Kensington & Chelsea, London

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Kensington Office.
Telephone: +44 (0) 20 7535 3300.





Sutherland House, Marloes Road, London, W8
Gross Internal Area 1,045 sq ft, 97 m²

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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