



SUNDERLAND TERRACE, W2
£900,000 SHARE OF FREEHOLD

A RARELY AVAILABLE FIRST FLOOR APARTMENT, LOCATED IN ONE OF W2'S MOST DESIRABLE STREETS, RENOVATED TO THE HIGHEST STANDARDS WITH A SOUTH FACING BALCONY.

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

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DESCRIPTION:

A rarely available first floor apartment, located in one of W2's most desirable streets, renovated to the highest standards with a south facing balcony. This exceptional property has been beautifully refurbished to an exacting standard and benefits from elegant features such as 3.5m ceiling height, large windows, marble fireplace, wide plank wood floor and beautiful ceiling cornicing. Extending to 508sq.ft (inc. 2 storage rooms), a hallway leads to the breathtaking reception room with two French windows leading the south facing balcony. The well-designed kitchen runs along one wall and has a range of built in appliances. The bedroom is situated to the rear has plenty of built in wardrobes, the ensuite bathroom is fully tiled with a large shower. There are two further external storage rooms situated on the half landings.

LOCATION:

Sunderland Terrace is an attractive residential street, at the eastern end of Notting Hill, just around the corner from Royal Oak tube station, and within easy walking distance of the emerging luxury on Queensway with its many shopping and transport amenities. The redeveloped Whitley's, will contain a wealth of high-end shopping, dining and recreation. Paddington Station, with the Heathrow Express and Elizabeth Line is within walking distance. The wonderful eateries, bars and shops of Notting Hill, the famous Portobello Road and the vast expanse of Kensington Gardens/Hyde Park are within a short stroll.

Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Sunderland Terrace, W2

APPROXIMATE GROSS INTERNAL AREA

488 Ft² - 45.38 M²

(EXCLUDING STORAGES)

STORAGES

24 Ft² - 2.28 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Share of Freehold

Term: 84 year and 9 months

Service Charge: £750 per annum

Ground Rent: £40 Annually (subject to increase)

Council Tax Band: D (Westminster)

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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