

# Sutherland House

London, SW5



**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A beautiful and spacious two-bedroom apartment in Bolton Gardens offering a bright and peaceful setting.

With its classic period charm and abundant natural light, this flat presents a fantastic opportunity for those seeking perfect balance of tranquillity and city living.



**1 RECEPTION ROOM**



**2 BEDROOMS**



**2 BATHROOMS**



**SHARE OF FREEHOLD**



**808 SQ FT**



**PRICE  
£1,350,000**



### The property

Set within the elegant Sutherland House on Bolton Gardens, this well-proportioned second floor flat is positioned at the rear of the building, offering a quiet and private retreat in one of the area's most sought after locations. The property features a very bright living area enhanced by high ceiling and large bay windows creating a bright and airy ambiance as well as a separate kitchen, two further two bedrooms and two bathrooms. The well-designed layout maximises space and functionality, making it ideal for both comfortable living and entertaining. The property also benefits from access to renowned Bramham Gardens.

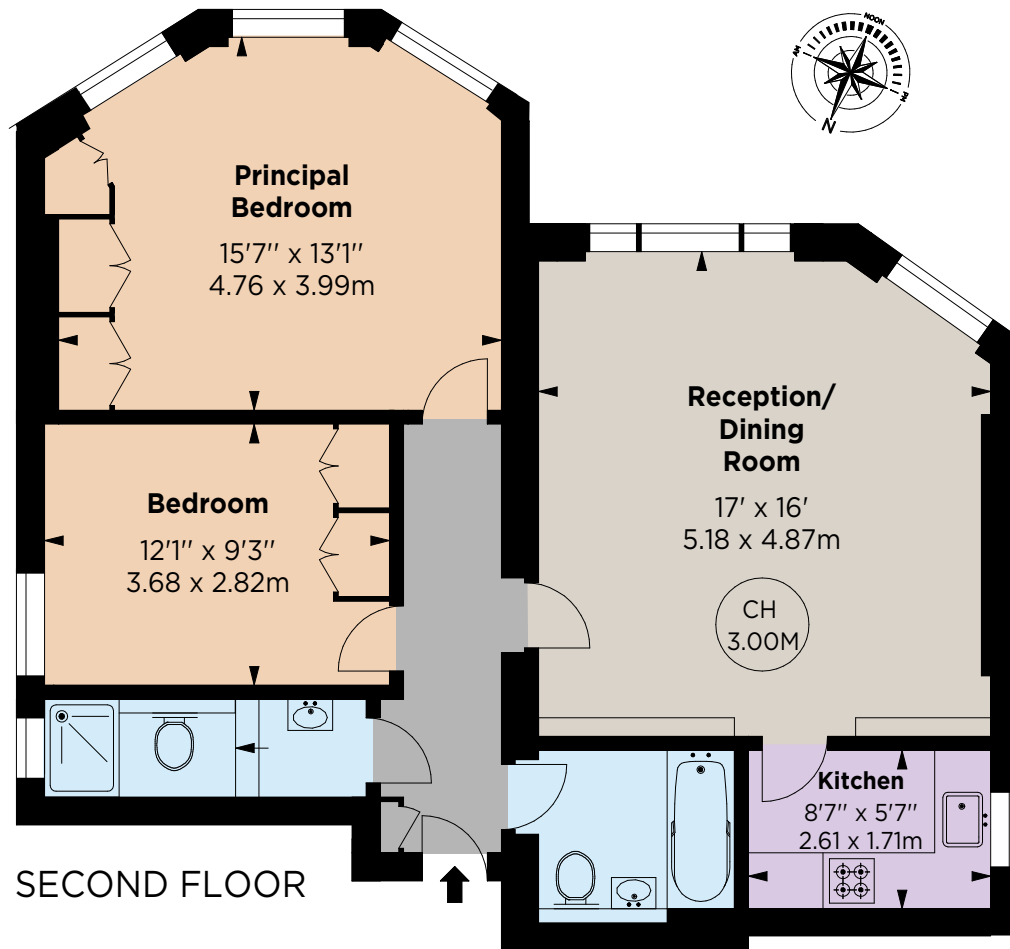
### Location

Conveniently located near amenities, transport links and green spaces. Bolton Gardens is a prestigious residential address within striking distance of Gloucester Road tube station which operates on the Picadilly, District and Circle lines.









SECOND FLOOR

## Floorplans

Gross internal area 808 sq ft (75.06 sq m)

For identification purposes only.

## General

Tenure: Share of Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: Approximately £4,000 per annum

Ground Rent: Peppercorn

Council Tax: Band G

EPC Rating: C

Parking: Yes

Broadband: Yes

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