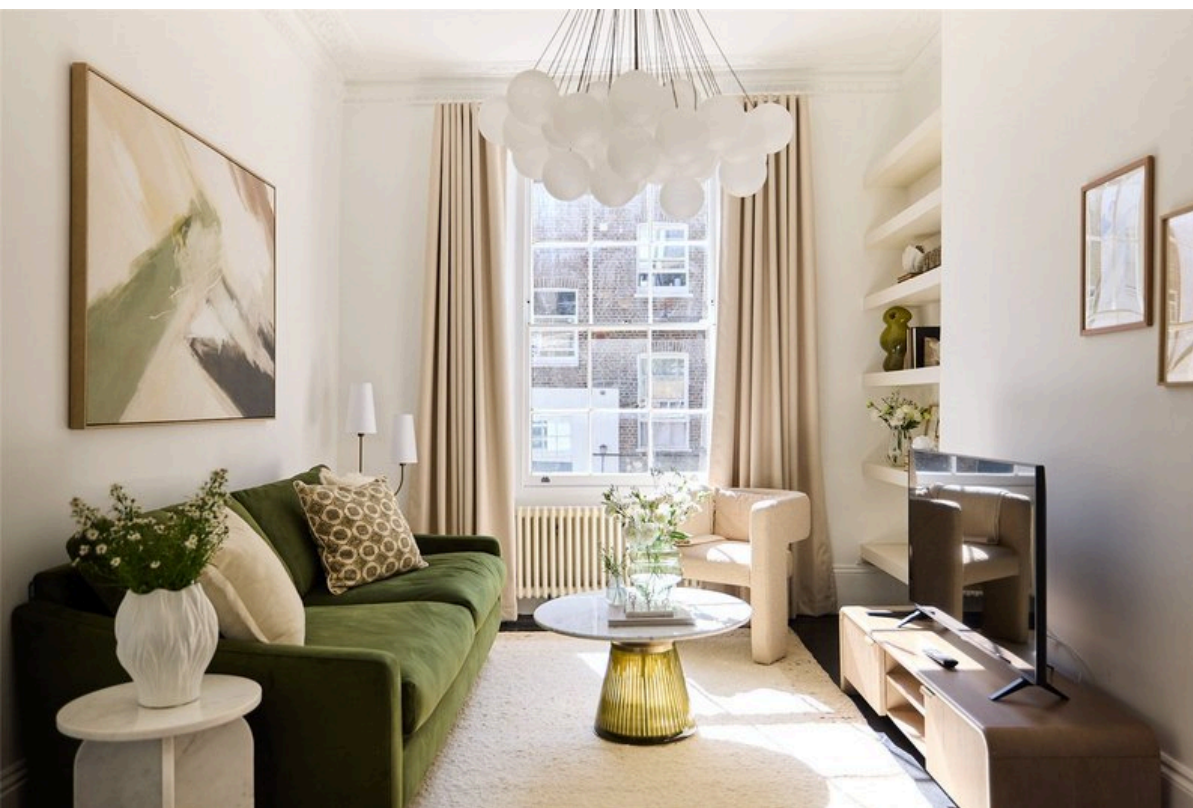




**RUSSELL
SIMPSON**

Substantial five-bedroom townhouse
in Bayswater

SUTHERLAND PLACE
BAYSWATER W2

Sutherland Place

£3,692 P/W

BEDROOMS 5	INTERNAL 2,683 SQ FT 249 SQM	OUTDOOR 312 SQ FT	FURNISHED STATUS Furnished
BATHROOMS 3		EPC C	COUNCIL TAX Westminster City, H



The Property

Five-bedroom townhouse arranged over five floors in the heart of Bayswater.

Entering on the ground floor, the hallway leads through to a well-proportioned kitchen and dining room. The kitchen is fitted with seamless, handle-free cabinetry running the full length of the room, complemented by a marble worktop and splashback, with integrated ovens built into the run of units. A tall sash window, flanked by working shutters, fills the space with light, and wooden flooring extends underfoot. A separate washroom completes this level. Stairs lead down to the lower ground floor, where a generously proportioned living room opens onto the garden through glazed doors, with built-in alcove shelving set into the wall.

The first floor is given over to a pair of interconnecting reception rooms. Both are defined by high ceilings and ornate cornicing, with a marble fireplace serving as a focal point in one and a broad bay window drawing in natural light in the other. Built-in display shelving is set into an alcove, adding further considered storage.

Period details including moulded cornicing, a marble fireplace surround and built-in alcove shelving are retained on the first floor reception level, lending a sense of historic character alongside the home's contemporary finish.





The Bedrooms

The lower ground floor includes a bedroom with its own bathroom, finished with patterned tiled flooring and a glass-enclosed shower, along with a practical utility room fitted with tiled walls and built-in shelving.

The second and third floors each contain two further bedrooms with a bathroom serving them. Several bedrooms benefit from built-in or mirrored wardrobes, with sash and casement windows admitting good natural light throughout; the uppermost bedroom features a sloped ceiling, hinting at its position within the roofline.





The Neighbourhood & Outdoor Spaces

Accessed directly from the lower ground floor living room, a private patio garden is enclosed by brick walls, with timber decking underfoot and established greenery, including climbing plants, softening the surrounding walls.

Sutherland Place is a quiet residential street in Bayswater, within easy reach of Westbourne Park station, with Royal Oak and Bayswater underground stations also close by. The area is within walking distance of Portobello Road Market and the shops, cafes and restaurants of Westbourne Grove and Notting Hill, while the open spaces of Kensington Gardens are a short walk away.

48 Sutherland Place,
W2

Approx Gross Internal Area
2,683.81 sq ft / 249.33 sq m

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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.



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