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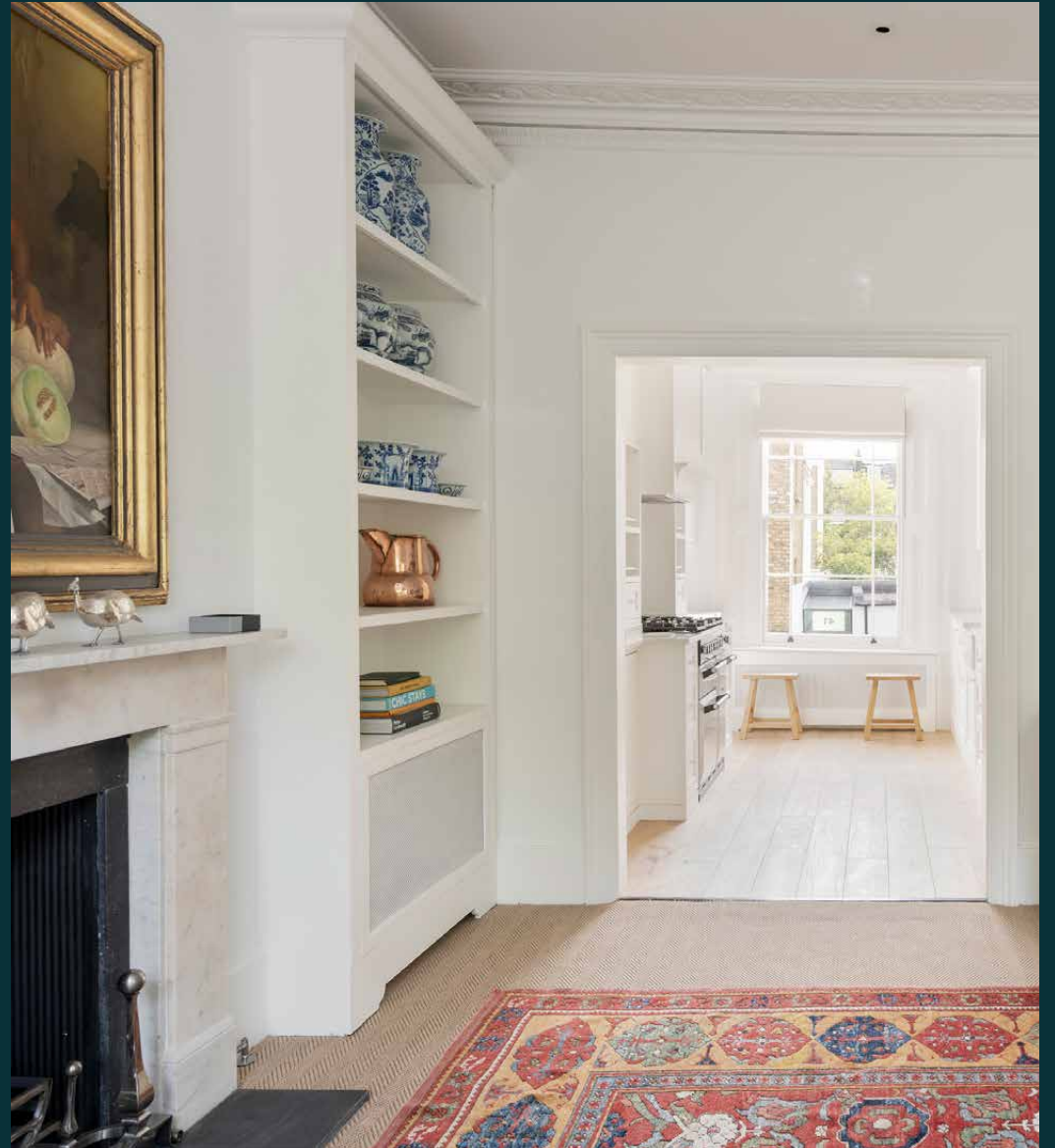
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## Sutherland Place

NOTTING HILL W2

2 Bedrooms, 2 Bathrooms  
For 4 guests

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A magnet for light, this polished two-bedroom maisonette to rent is shaped by its heritage silhouette.

Classic details, floor-to-ceiling windows and crisp white walls: this well-appointed maisonette plays on its period roots. Spread over the upper three floors of a stucco-fronted townhouse, its generous proportions – and peaceful residential setting – lend themselves to switching off. A church and a local ballet school are among your immediate neighbours, although Notting Hill's edit of boutiques and restaurants are all within easy walking distance, too.

# The living spaces

Ushering in natural light, full-height sash windows frame leafy views in the living space. Symmetry and volume preside here; matching integrated bookcases line the alcoves either side of an imposing fireplace and original cornicing trims the ceiling. Landscape paintings and antique furniture continue the classic theme, while finishes are curated for everyday living: think deep armchairs, atmospheric table lamps and hand-woven rugs.









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Just off the living space, a wide galley kitchen opens. The design here offers more of same: timeless touches chosen for longevity. White shiplap walls, shaker-style cabinetry and neutral surfaces accentuate the bright and airy feel established by the large sash window. A range cooker with a double oven can cater for dinner parties, just allow us to arrange a private chef. On the floor below, an intimate dining area is set up to seat four.









## Bedrooms & bathrooms

Bedrooms benefit from being on their own floors, offering peace and privacy. The principal is smartly curated – from the upholstered headboard to the armchair, bookcases and bedside lamps, classic meets comfortable. A walk-through wardrobe leads to the en suite bathroom, finished with lashings of marble, a walk-in shower and sink-into bathtub.

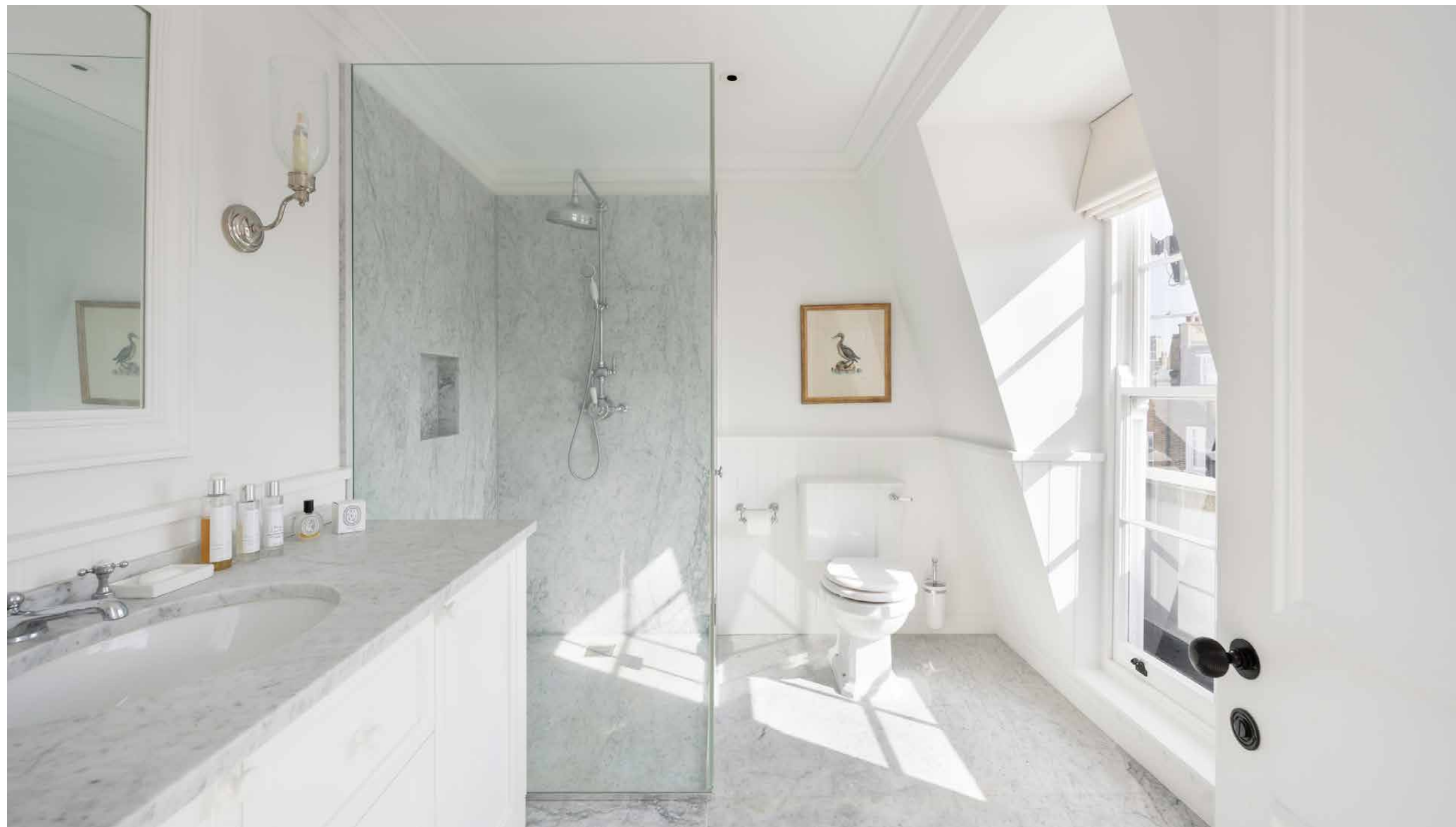
Upstairs, floor-to-ceiling windows, seagrass carpets and white tones bring soothing ease to the guest bedroom, which is served by a generous shower room. Also on this floor, a convenient laundry room plus a skylit study nook, complete with an antique writing desk.











# Outdoor space

Tucked away to the back of the home, a terrace with an outdoor table and chairs offers a vantage point over the Notting Hill rooftops. Elsewhere, a smaller cast iron balcony is accessible off the living space.

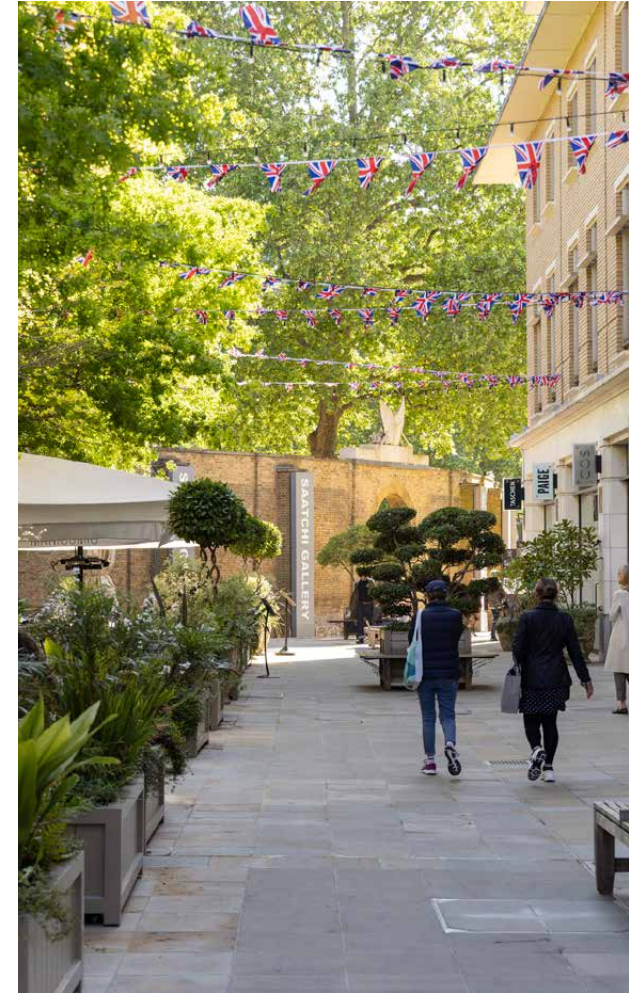


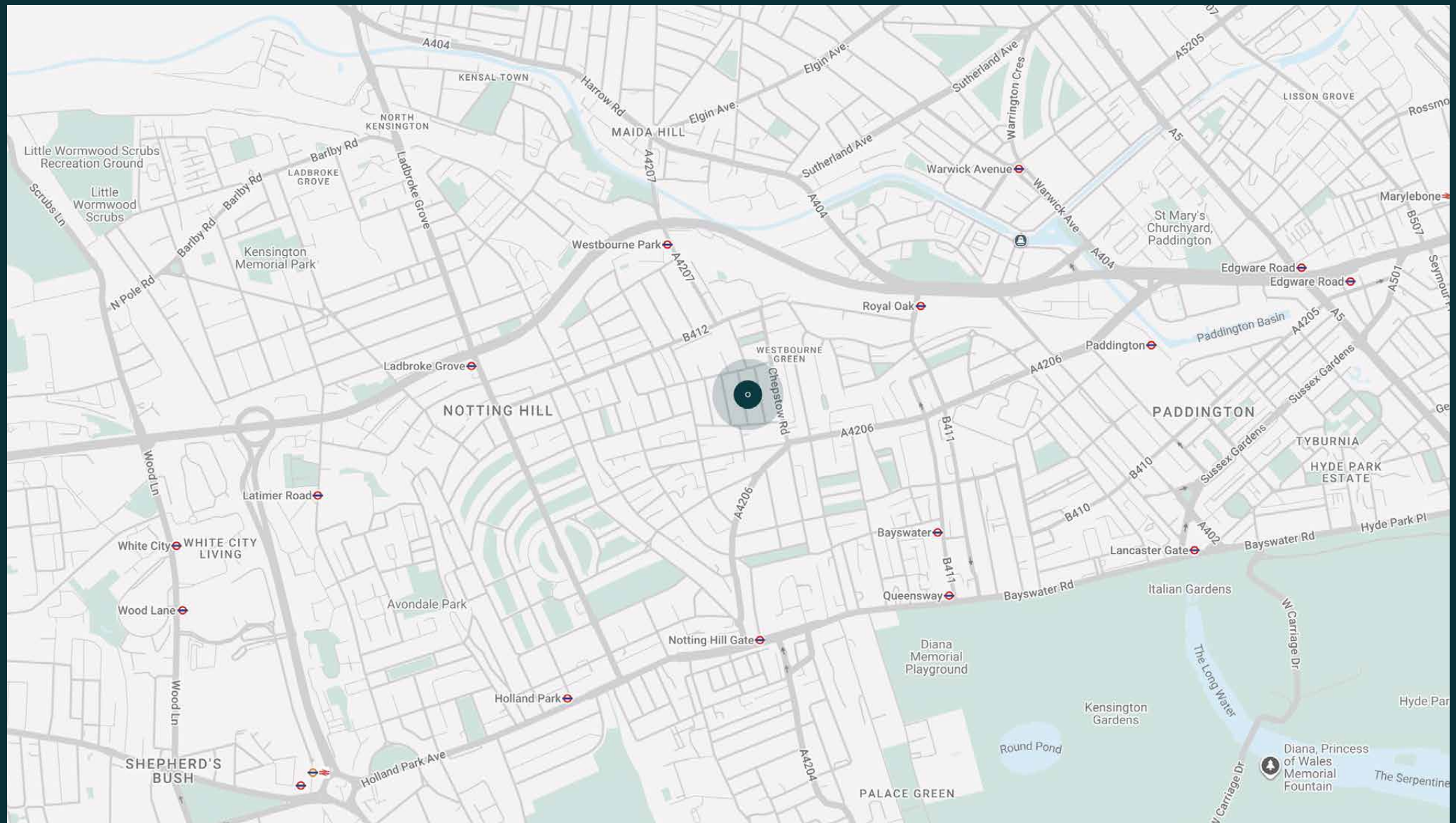


# The neighbourhood

Set within the warren of residential streets that weave towards Westbourne Grove and Portobello Road, there are no shortage of distractions on the doorstep though a relaxed vibe prevails.

Sip drinks in the sunshine at The Princess Royal beer garden, watch the sushi chefs in action at Sumi, or lunch over white linen at local haunt Dorian. Whether you're after leisurely brunches at Beam, invigorating workouts at Bodyism or seasonal, organic groceries (try Daylesford or Ben's), the neighbourhood will oblige. On the weekend, head to Portobello Road to peruse the stalls and follow the locals up to Golborne Road for more of the same. Or stretch your legs with a stroll to Hyde Park – a dose of escapism any day of the week.

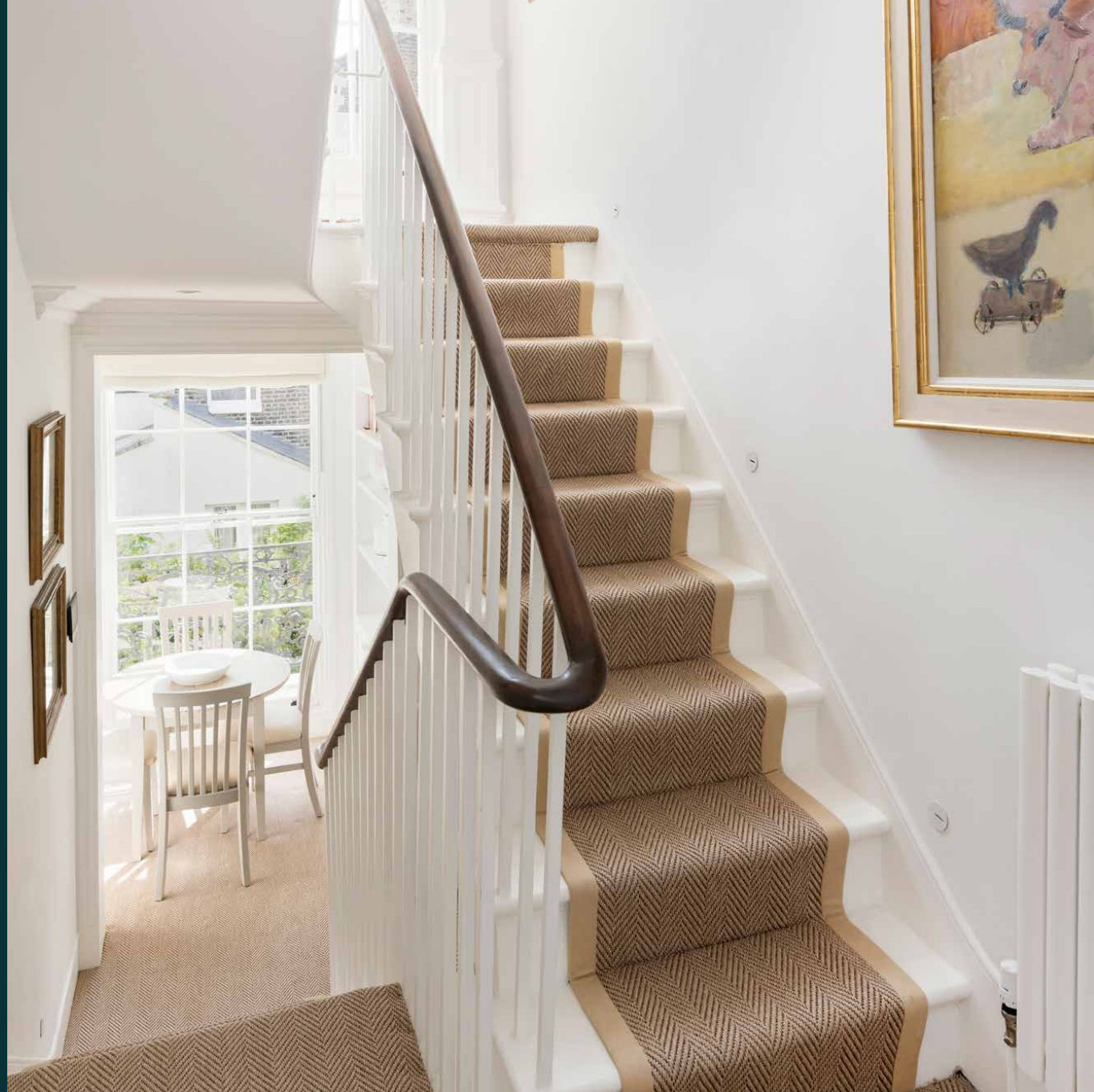






## Property features

- Upper maisonette arranged over three floors
  - A bright reception room with period features
  - Well-appointed kitchen with a range cooker
  - Separate dining space
  - Principal bedroom suite with dressing area
  - Guest bedroom
  - Shower room
  - Laundry room
  - Terrace
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# Guest & concierge services

Our concierge team are here to help guests settle in, seamlessly. Centre court tickets to Wimbledon, Premier League seats with the best views, Savile Row tailors on standby, or a private chef to cater to individual tastes – we aim to elevate every stay.

From the moment of booking with us, each guest has a single point of contact to finesse the details. Our statement spaces are just the starting point – to ensure everyone feels at home, our rates include:

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- Weekly housekeeping
  - Flexible check-in/out
  - Luxury linens and Bamford toiletries
  - Legal compliance on all our homes
  - A personal welcome and arrival essentials
  - Unlimited access to guest services and tailored experiences
  - Professional inventory inspection before and after every stay
  - Access to a curated portfolio of sole agency properties





Please get in touch if you have any questions  
or require any further information.

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