



SUTHERLAND ROAD

FLOOR PLANS



SUTHERLAND ROAD



FLAT A
LOWER GROUND FLOOR

- KITCHEN / LIVING / DINING
6.6M X 3.8M/21'8" X 12'7"
- BEDROOM 1
4.6m x 4.1m/15'2" x 13'7"
- BEDROOM 2
3.8m x 3.7m/12'5" x 12'1"
- BATHROOM
2.8m x 2.4m/9'3" x 7'10"
- HALLWAY
2.8m x 0.9m/9'3" x 2'11"
- PATIO
6.8m x 2.7m/22'3 x 9'0"

APPROX.
GROSS INTERNAL
FLOOR AREA
64M²/688FT²

*(Excluding Patio)



The photos in this brochure are from another recent development by the developer and are not actual shots of this property.
These photos are for illustrative purposes only.

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SUTHERLAND ROAD

FLAT B

LOWER GROUND FLOOR

KITCHEN / LIVING / DINING
7.3M X 4.6M/23'10" X 15'0"

BEDROOM 1
5.3m x 3.1m/17'5" x 10'1"

BEDROOM 2
4.4m x 2.7m/14'6" x 8'9"

BATHROOM
2.3m x 1.8m/7'8" x 5'11"

ENSUITE
2.3m x 1.6m/7'6" x 5'2"

UTILITY
2.3m x 1.4m/7'6" x 4'8"

HALLWAY
3.4m x 3.2m/11'0" x 10'4"

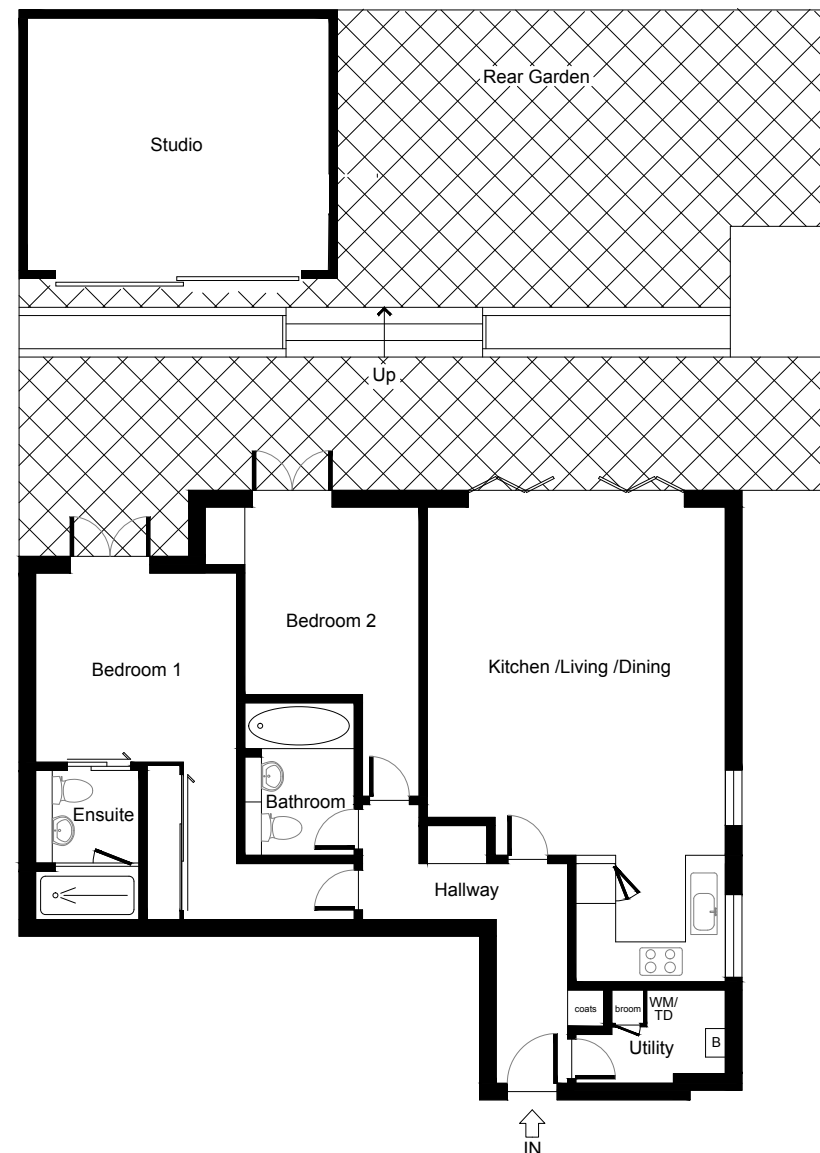
STUDIO
4.6m x 3.9m/15'2" x 12'8"

REAR GARDEN
12.4m x 6.1m/40'10" x 19'10"

**APPROX.
GROSS INTERNAL
FLOOR AREA
96M²/1033FT²**

*(Including Studio)

***(Excluding Rear Garden)



SUTHERLAND ROAD

FLAT C

UPPER GROUND FLOOR

KITCHEN / LIVING / DINING
6.6M X 3.8M/21'8" X 12'7"

BEDROOM
4.5m x 4.1m/14'8" x 13'4"

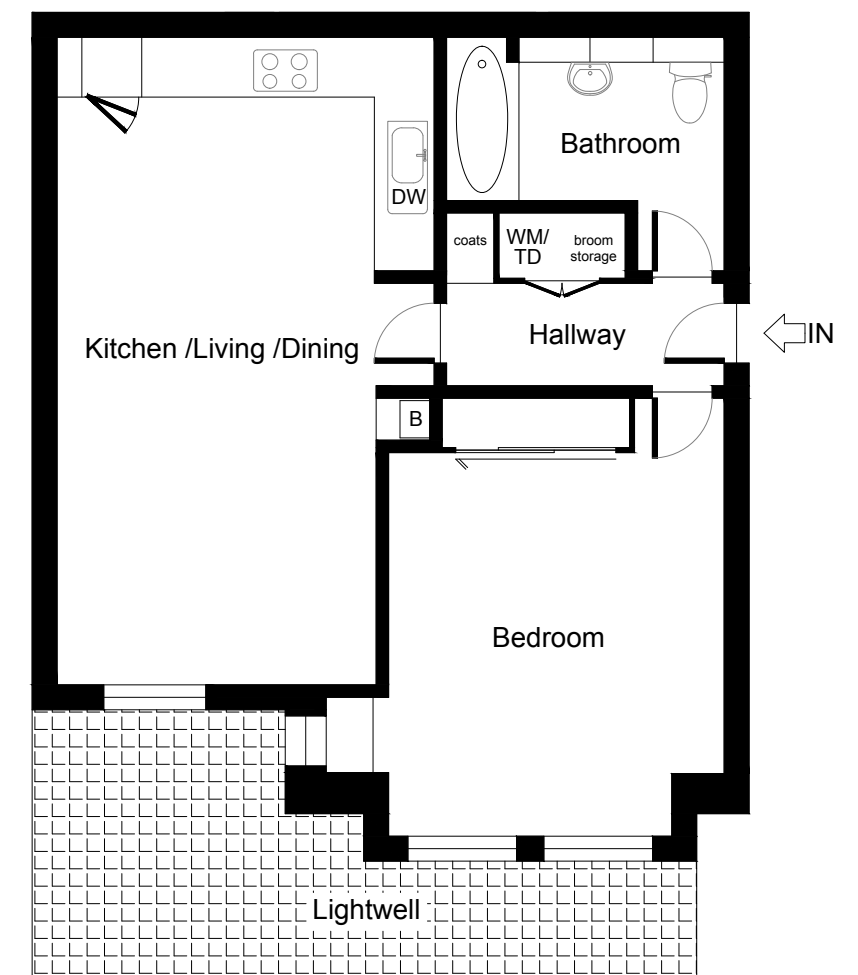
BATHROOM
2.8m x 2.4m/9'3" x 7'10"

HALLWAY
2.8m x 1.0m/9'3" x 3'5"

LIGHTWELL
6.8m x 2.7m/22'3" x 9'0"

**APPROX.
GROSS INTERNAL
FLOOR AREA
50M²/542FT²**

*(Excluding Lightwell)



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SUTHERLAND ROAD

FLAT D

UPPER GROUND FLOOR



KITCHEN / LIVING / DINING
7.6M X 4.6M/24'10" X 15'0"

BEDROOM 1
5.3m x 3.1m/17'5" x 10'1"

BEDROOM 2
4.4m x 2.7m/14'6" x 8'9"

BATHROOM
2.3m x 1.8m/7'8" x 5'11"

ENSUITE
2.3m x 1.6m/7'6" x 5'2"

UTILITY
2.7m x 2.3m/8'11" x 7'6"

HALLWAY
3.4m x 3.2m/11'0" x 10'4"

APPROX.
GROSS INTERNAL
FLOOR AREA
78M²/839FT²



SUTHERLAND ROAD

FLAT E

FIRST FLOOR



KITCHEN / LIVING / DINING
5.5M X 5.2M/18'2" X 17'2"

BEDROOM 1
3.8m x 2.6m/12'4" x 8'6"

BEDROOM 2
4.7m x 3.2m/15'5" x 10'6"

BATHROOM
2.5m x 1.7m/8'3" x 5'5"

ENSUITE
2.3m x 1.7m/7'8" x 5'6"

WALK IN WARDROBE
2.6m x 2.2m/8'5" x 7'2"

HALLWAY
4.2m x 3.0m/13'9" x 9'10"

UTILITY
2.6m x 1.7m/8'6" x 5'5"

ROOF TERRACE
3.8m x 2.3m/12'4" x 7'8"

APPROX.
GROSS INTERNAL
FLOOR AREA
83M²/893FT²



*(Excluding Roof Terrace)

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SUTHERLAND ROAD



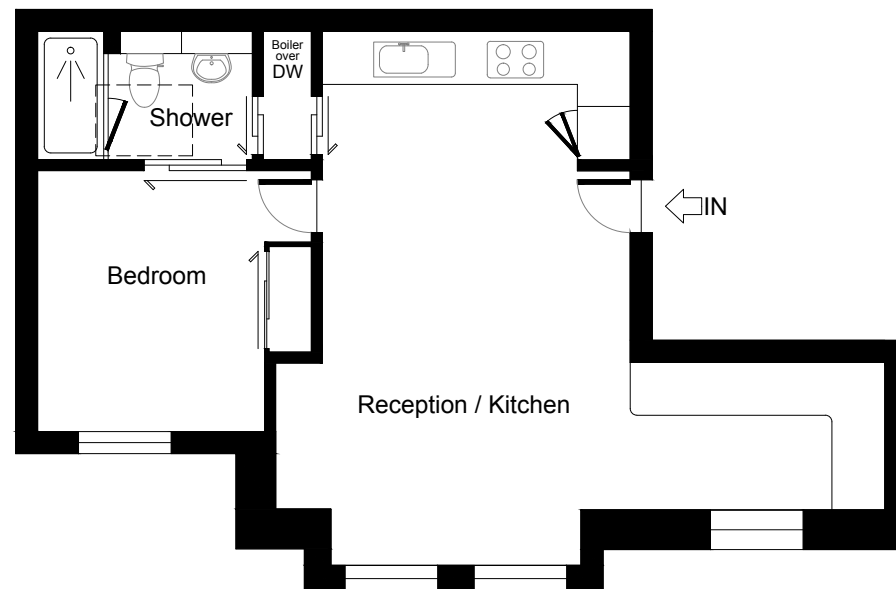
FLAT F FIRST FLOOR

RECEPTION / KITCHEN
7.0M X 6.2M/23'1" X 20'2"

BEDROOM
3.2m x 3.0m/10'4" x 9'10"

SHOWER
2.5m x 1.5m/8'1" x 4'10"

APPROX.
GROSS INTERNAL
FLOOR AREA
46M²/495FT²



SUTHERLAND ROAD



FLAT G SECOND FLOOR

KITCHEN / LIVING / DINING
5.6M X 4.9M/18'6" X 16'1"

BEDROOM 1
5.8m x 3.0m/18'11" x 9'8"

BEDROOM 2
4.5m x 2.7m/14'8" x 8'10"

BATHROOM
3.0m x 2.3m/9'8" x 7'7"

ENSUITE
2.1m x 2.1m/6'9" x 6'9"

UTILITY
1.4m x 1.2m/4'5" x 4'0"

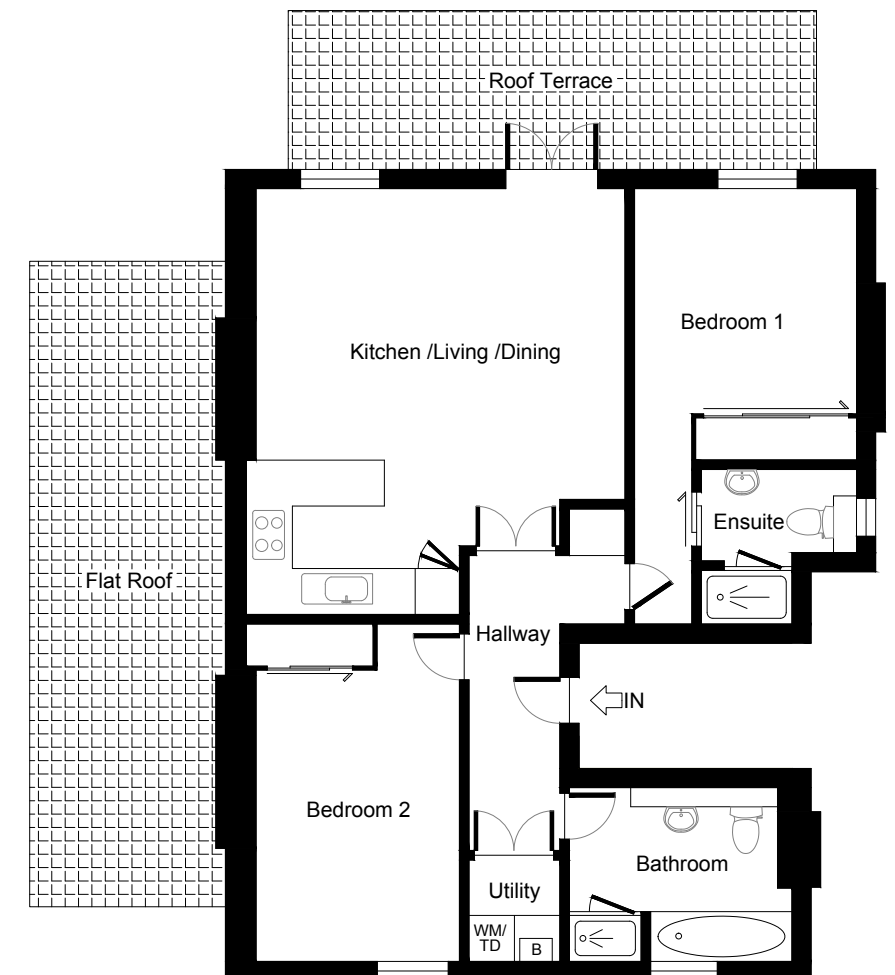
HALLWAY
3.9m x 2.1m/12'10" x 6'10"

FLAT ROOF
8.6m x 2.6m/28'1" x 8'6"

ROOF TERRACE
7.0m x 2.1m/23'0" x 6'11"

APPROX.
GROSS INTERNAL
FLOOR AREA
76M²/818FT²

*(Excluding Flat Roof & Roof Terrace)



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SUTHERLAND ROAD



FLAT H THIRD FLOOR

KITCHEN / LIVING / DINING
6.1M X 4.6M/20'0" X 15'1"

BEDROOM
3.7m x 3.3m/12'2" x 10'9"

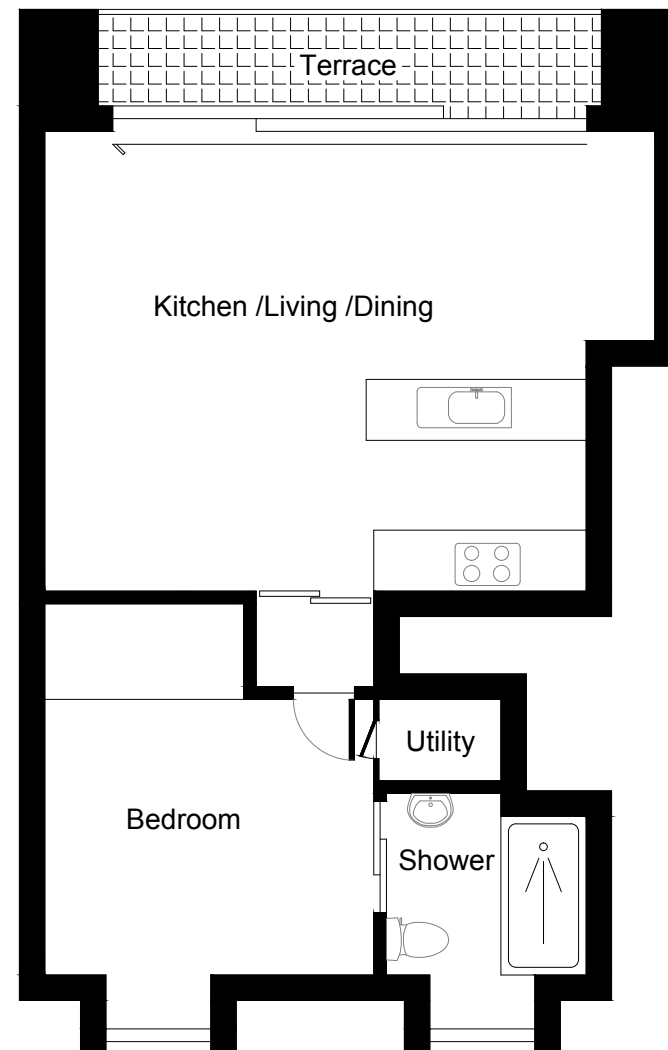
SHOWER
2.4m x 2.0m/7'9" x 6'7"

UTILITY
1.2m x 0.8m/4'0" x 2'8"

TERRACE
5.0m x 0.9m/16'6 x 3'0"

*(Excluding Terrace)

APPROX.
GROSS INTERNAL
FLOOR AREA
45M²/483FT²



SUTHERLAND ROAD

SPECIFICATION

- Curated and designed by top interior designers Studio Iro
- Built in joinery including bespoke wardrobes, vanity units and furniture
- Bespoke, fully integrated kitchens with feature islands to selected units. Kitchens equipped with integrated Bosch appliances, Smeg sinks and taps, and finished with Statuario Quartz worktops
- Luxurious marble bathrooms fitted with designer matt black sanitary ware, frameless glass shower screens, built in vanity units
- Nest remote control thermostats
- New double-glazed sash windows throughout
- Underfloor heating throughout
- Wiring for Sky +
- Virgin fibre broadband
- Isolated acoustic structures for improved sound insulation between apartments
- 10-year structural defects warranty and minimum one-year guarantee on all appliances

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