Sussex Gardens W2

£775,000 Leasehold

CLUTTONS



Sussex Gardens

A beautifully presented two-bedroom, two-bathroom apartment offering high ceilings and refined contemporary finishes.

This stylish raised ground floor two-bedroom, two-bathroom apartment comprises a spacious reception room, separate eat-in kitchen, principal bedroom with en-suite bathroom, second bedroom which could equally serve as a study, and a family bathroom.

Featuring impressive ceiling heights, an abundance of natural light and elegant contemporary finishes, the property enjoys a wonderful sense of space.

'Please note, this property has been digitally staged with furnishings to provide practical guidance on how the space could be used and presented'





Location

Sussex Gardens is perfectly positioned between the green open spaces of Hyde Park and the excellent transport connections of Paddington Station. The apartment is moments from the renowned Lancaster Hotel, while residents can enjoy easy access to the boutiques and cafés of Connaught Village, the vibrant amenities of Queensway, and the world-class shopping and dining destinations of Mayfair and Marylebone.

Excellent transport links are available from Lancaster Gate, Paddington and Marble Arch, including the Elizabeth Line and Heathrow Express, providing swift connections across London and direct access to Heathrow Airport.

Leasehold - 145 years
Service Charge - £9,806 includes reserve fund and upcoming works to common parts
Ground Rent - £0
EPC - C
Council Tax band - D





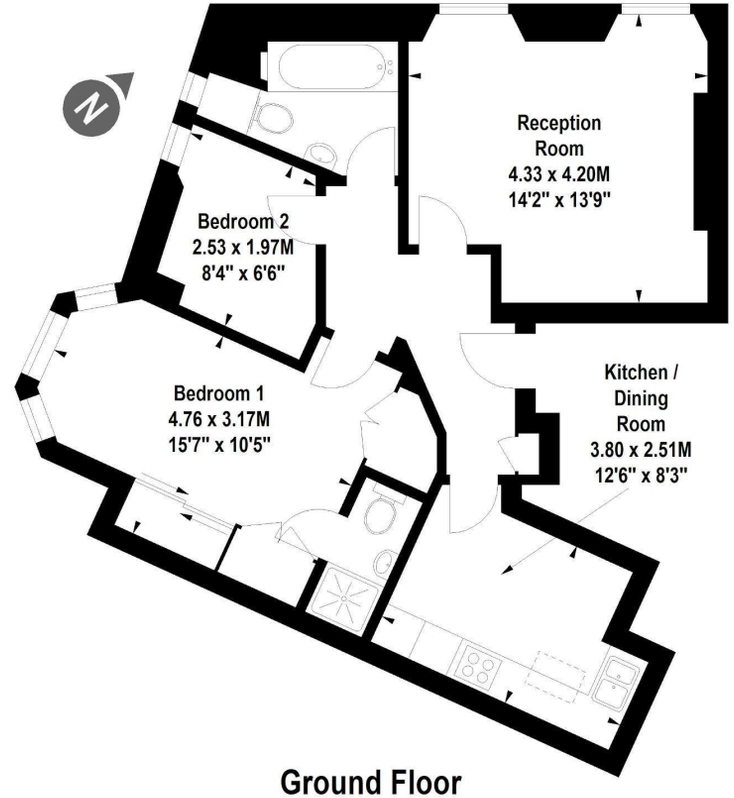






Sussex Gardens, W2

Approximate Gross Internal Area 62.43 sq m (672 sq ft)



Ground Floor

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Floor Plan produced for Cluttons by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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672 sq ft (62.43 sq m)
EPC rating: C | Ref: ALB250014

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For further details contact

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