



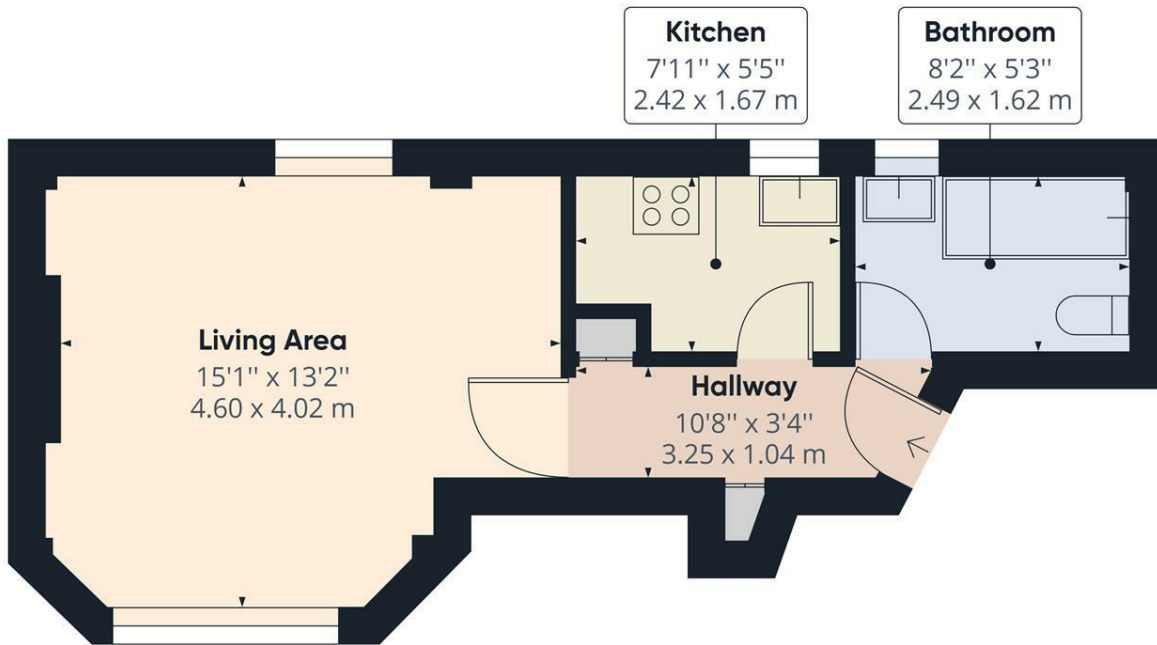
15 Spring Street, Sussex Court, London, W2 1JF

A spacious well maintained studio apartment in Paddington, W2. Located on the higher floor of a well maintained purpose built block the apartment benefits from being neutrally decorated throughout. Sussex Gardens is located moments from the convenient amenities that Connaught Village has to offer including the green spaces of Hyde Park.

There are excellent transport links from nearby Paddington mainline (Network Rail Heathrow Express) and underground (Bakerloo, Hammersmith & City, Circle and District Lines) station and Lancaster Gate underground (Central Line) station. Sussex Gardens is perfectly positioned for the imminent arrival of Crossrail which will provide fast commutes into the City and Canary Wharf.

- Studio Apartment
- Lift Access
- Ample storage
- Close to Hyde Park
- Close to shops
- Great transport links
- Chain free
- Spacious living room

£325,000



Approximate total area⁽¹⁾
318.87 ft²
29.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	