



Sussex Lodge
Sussex Place, W2

CHESTERTONS





Nestled within the elegant enclave of Sussex Lodge in W2, this refurbished first-floor flat on Sussex Place epitomizes luxury living. Spanning an impressive 1737 square feet, the lateral layout boasts three ensuite bedrooms, ensuring utmost privacy and comfort. The centerpiece is the expansive reception room, ideal for entertaining, while the spacious kitchen features an inviting island and dining area, perfect for culinary endeavors. Crafted with meticulous attention to detail, bespoke joinery and wood floors add an air of sophistication throughout. Residents enjoy the convenience of a porter and lift, as well as the luxury of a private underground parking space. With its prime location near Paddington Station and Hyde Park, this property offers both style and convenience in equal measure.

- 1st Floor
- Porter & Lift
- Refurbished
- Lateral Living
- 3 Ensuite Bedrooms
- Private Underground Parking
- Bespoke Joinery
- High End Kitchen
- Close to Hyde Park
- Close to Paddington Station

Asking Price £3,500,000

Energy Efficiency Rating		Current	Potential
100-100	A		
81-101	B		
69-88	C		
55-80	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			
		71	82

Tenure: Share of Freehold with 98 Year Lease (18/09/2022)

Service Charge: £16,300 pa. Reserve Fund contributions are approx. £13,000 pa. (The Seller will pay the RF for 2024 & 2025)

Ground Rent: None

Local Authority: City of Westminster

Council Tax Band: H

Chestertons Hyde Park & Marylebone Sales

40 Connaught Street

London

W2 2AB

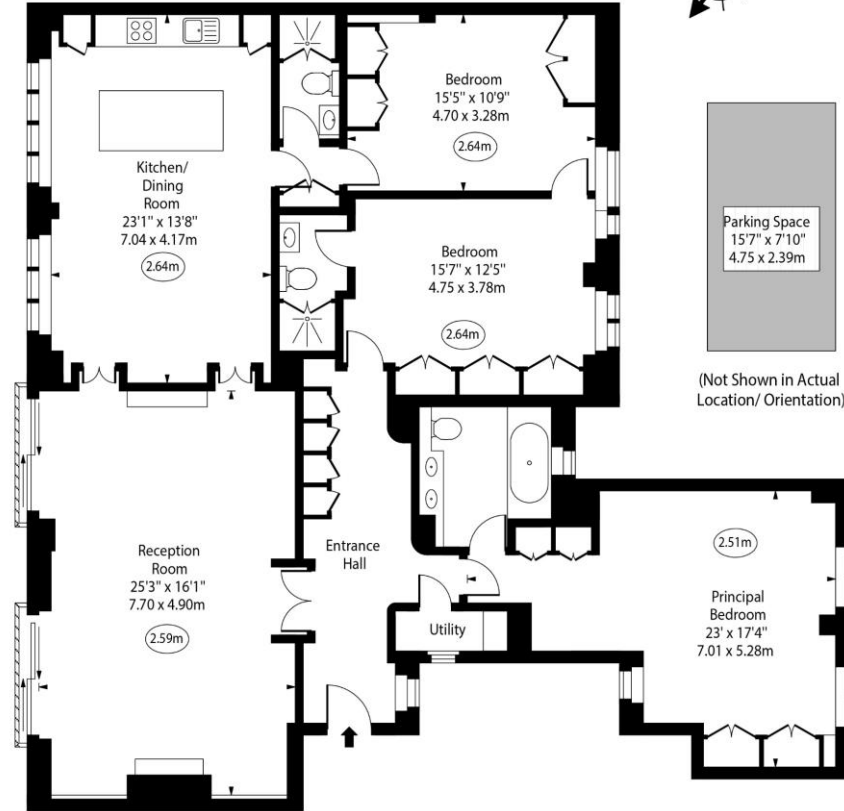
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○ - Ceiling Height



(Not Shown in Actual
Location/ Orientation)

First Floor

Approx Gross Internal Area 1737 Sq Ft - 161.37 Sq M

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