



Sussex Gardens

Hyde Park, W2

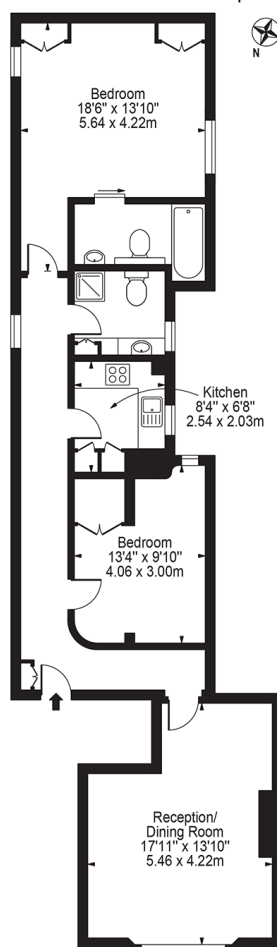
Asking Price £995,000

Nestled within a charming Georgian terrace on Sussex Gardens, this elegant ground-floor flat offers a harmonious blend of classic architecture and modern living. Spanning 860 square feet, the property boasts high ceilings and beautiful wood floors that enhance its sense of space and sophistication. With two well-proportioned bedrooms and two stylish bathrooms, it provides both comfort and practicality. Ideally situated, the flat is just a stone's throw from the vibrant Paddington Station and the tranquil expanses of Hyde Park, making it perfect for those seeking convenience and an enviable lifestyle in the heart of London.

CHESTERTONS

Sussex Gardens

Approx. Gross Internal Area 860 Sq Ft - 79.90 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Tenure: Leasehold 983 years (11/11/3008)
Service Charge: Approximately £7600 per annum
Ground Rent: £150 per annum
Local Authority: City of Westminster
Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(32+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Chestertons Hyde Park & Marylebone Sales

40 Connaught Street
 London
 W2 2AB
 hydepark@chestertons.co.uk
 020 7298 5900
 chestertons.co.uk

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