



Sussex Square
London, W2

CHESTERTONS





Set on the first floor of an elegant portered block on Sussex Square, this generous lateral apartment offers 1,314 sq ft of well-planned space, presented in good condition. The layout comprises a bright south-facing reception room opening to a private balcony, a separate dining room and a separate kitchen. There are three well-proportioned bedrooms and two bathrooms. Residents enjoy access to private communal gardens, while Hyde Park is moments away and Paddington and Lancaster Gate stations are close by, providing superb transport connections.

- First-floor apartment
- Portered block
- Lateral 1,314 sq ft
- South facing reception
- Private balcony
- 3 bedrooms, 2 bathrooms
- Good condition
- Private communal gardens
- Near Hyde Park
- Close to Paddington
- Near Lancaster Gate

Asking Price £2,500,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Tenure: Leasehold 121 years 1 months
Service Charge: 13,058 per annum
Ground Rent: None
Local Authority: City of Westminster
Council Tax Band: H

Chestertons Hyde Park & Marylebone Sales

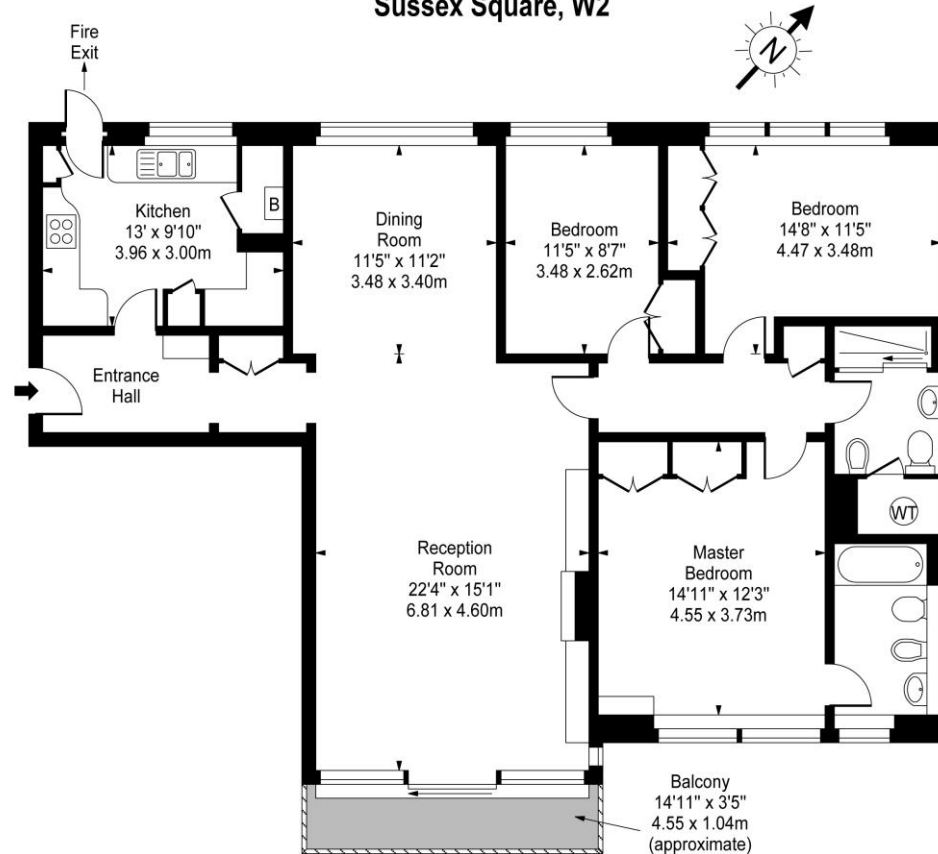
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First Floor

Approx Gross Internal Area **1314 Sq Ft - 122.07 Sq M**

For Illustration Purposes Only - Not To Scale

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