



Sussex Gardens, Hyde Park **W2**

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Set back on a private tree lined road, this spacious two bedroom apartment is arranged on the ground floor of a period conversion and measures approximately 89.1 sq. m. (959 sq. ft.).

The property comprises a generous reception room with ample space for dining and offers parquet flooring, feature fireplace and impressive ceiling height. There is a separate modern, well equipped kitchen and two well proportioned double bedrooms with the principal having built-in wardrobes. Elsewhere there is a sleek, fully tiled family bathroom and a further guest cloakroom.



Guide price: £1,100,000

Tenure: Leasehold: approximately 145 years remaining

Service charge: £9,105.20 per annum, reviewed every year, next review due 2024

Ground rent: £50 per annum, reviewed every 10 years, next review due 2034

Local authority: City of Westminster

Council tax band: E







Location

Sussex Gardens is located within close proximity of the open, green expanse of Hyde Park.

Oxford Street and the West End are both easily accessible offering some of the best shops, restaurants and theatres that London has to offer.

It is also ideally located with excellent transport links nearby including Lancaster Gate (Central line), Paddington mainline (Network Rail) and Paddington underground (Elizabeth line, which offers access to the City in 8 minutes, Canary Wharf in 18 minutes and Heathrow Airport in 35 minutes, along with the District, Circle, Bakerloo and Hammersmith & City lines).



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Approximate Gross Internal Area = 959 sq ft / 89.1 sq m



Please note, we have not yet received confirmation from the client regarding certain information for this property.

You should ensure you make your own enquiries regarding material information about this property.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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