NEWINGTON
ESTATES



## Sussex Gardens, Paddington, London, W2

Rent £900 PCM

3 Bed | 2 Bath | 1 Reception

*Please call us on 020 7724 2233 or email us info@newingtonestates.com to book a viewing.*









A well-presented three-bedroom apartment offering bright and practical living accommodation within a popular purpose-built development. The property features a generous open-plan reception and dining room with a fitted kitchen, three well-proportioned bedrooms, a modern bathroom, and a separate shower room. Wooden flooring, good storage, and an abundance of natural light create a comfortable and welcoming living environment.

Residents benefit from lift access and porter service. Ideally positioned close to Edgware Road Station, with Marble Arch, Paddington, Hyde Park, and Connaught Village all within easy reach, alongside a wide range of shops, cafés, restaurants, and local amenities.

EPC Rating: C

## Energy Efficiency Rating: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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