

Sussex Gardens, Hyde Park W2

Sussex Gardens, Hyde Park W2

Set on a private tree-lined road, this four bedroom apartment is arranged on the ground floor of a Grade II listed period conversion.

The property is entered via its own entrance into a long hallway and further comprises an impressive reception room with high ceilings, a feature fireplace, and a separate fitted kitchen with integrated appliances. Positioned opposite the reception room is the generous second bedroom, which, depending on the need, could also be a second reception room.

Elsewhere, there are three bedrooms and a family bathroom, while the principal bedroom features built-in wardrobes and an en suite shower room.







EPC

Guide price: £1,100,000

Tenure: Leasehold: approximately 93 years remaining

Service charge: £5,251 per annum, reviewedevery year, next review due

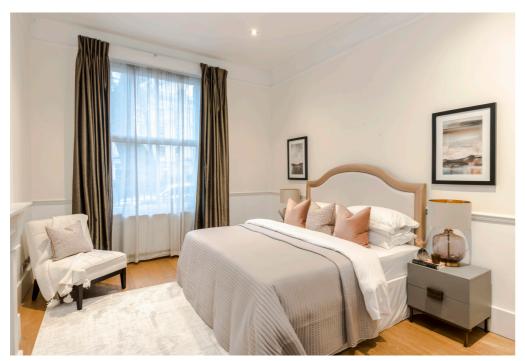
2025

Local authority: City of Westminster

Council tax band: G

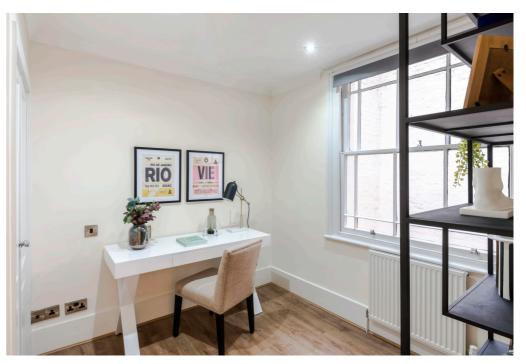














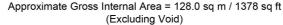
Sussex Gardens is within close proximity of Hyde Park. Oxford Street and the West End are both easily accessible offering some of the best shops, restaurants and theatres that London has to offer. It is also located with excellent transport links from Lancaster Gate (Central line), Paddington mainline (Network Rail) and Paddington underground (Elizabeth line, which offers access to the City).

NB: Furniture shown in images are from CGI.





Sussex Gardens







Ground Floor

Knight Frank

Hyde Park

1 Craven Terrace I would be delighted to tell you more

London Mark Ruffell
W2 3QD 020 3697 8234

knightfrank.co.uk mark.ruffell@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated November 2024. Photographs and videos dated November 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing, help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.