

PARKER JAMES

ESTATES

Established since 1995



Cambridge Court

4 Sussex Gardens London W2 1EU

- Available immediately
- First floor
- Caretaker
- Two double bedrooms
- Edgware Road stations walking distance
- Unfurnished
- Lift
- Recently redecorated
- Fully fitted kitchen with new appliances
- Pubs and restaurants nearby

£2,800 Per Month

Cambridge Court

4 Sussex Gardens London W2 1EU



Available immediately on an unfurnished basis is this very well presented first floor with lift in this mansion block in Paddington.

The 58 sqm property, which has wood flooring throughout, briefly comprises an entrance hall, reception room facing onto Sussex Gardens, a fully fitted kitchen with brand new integrated appliances including a dishwasher, two double bedrooms and a fully tiled bathroom.

Cambridge Court is a secure building with CCTV and a Caretaker which occupies the corner of Sussex Gardens and Edgware Road within walking distance of both Edgware Road (Bakerloo, Circle and District lines) underground stations, and close to Paddington (Great Western Railway and Heathrow Express) and Marylebone (Chiltern Railways) mainline stations.

A good range of shops can be found on Edgware Road including Marks and Spencer, Waitrose and a Tesco Express, local pubs and restaurants exist just across the Edgware Road in Marylebone whilst pleasant outdoor space can be enjoyed in nearby St Mary's Churchyard in Paddington.



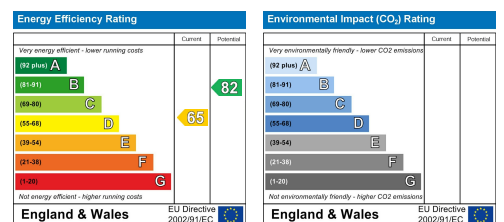
[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



48 Warwick Street Soho, London, W1B 5NL
 Tel: 020 7287 4244 Email: management@parkerjamesestates.co.uk parkerjamesestates.co.uk