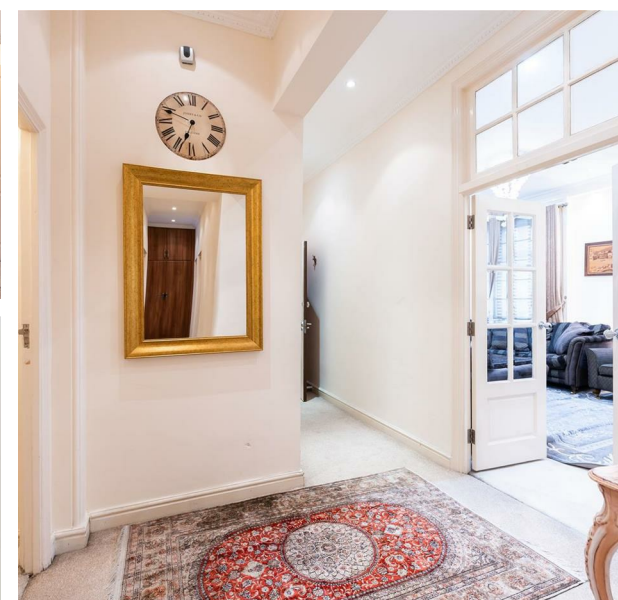
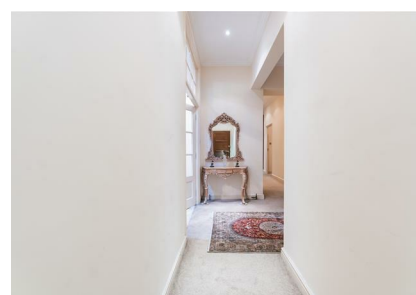


Flat 9, 207 Sussex Gardens, London, W2 2RJ  
Offers Around £1,800,000

**COMPLETION**  
SALES & LETTINGS



Flat 9, 207 Sussex Gardens, London, W2 2RJ

Offers Around £1,800,000

Council Tax Band: G

Welcome to an exquisite urban sanctuary that epitomizes modern luxury living. This stunning three-bedroom flat, encompassing 1512 sq. ft. of meticulously designed space, is situated in a prime city location. Recently modernised with high-end finishes, this property boasts a blend of elegance and contemporary charm.

The spacious bedrooms include sumptuous en-suite facilities, providing an intimate, tranquil retreat. The state-of-the-art kitchen is fitted with energy-efficient appliances, catering to the needs of the most discerning chef. Seamlessly connected reception rooms offer ample room for family gatherings and entertainment, all accentuated with family-friendly features for a comfortable lifestyle.

Positioned within a vibrant and sought-after postcode of W2 2RJ, city living is at its finest. Prestigious educational institutions such as St Marylebone School and Paddington Academy are less than 2 miles away, both offering exemplary programs and stellar reputations. The surrounding area radiates convenience with



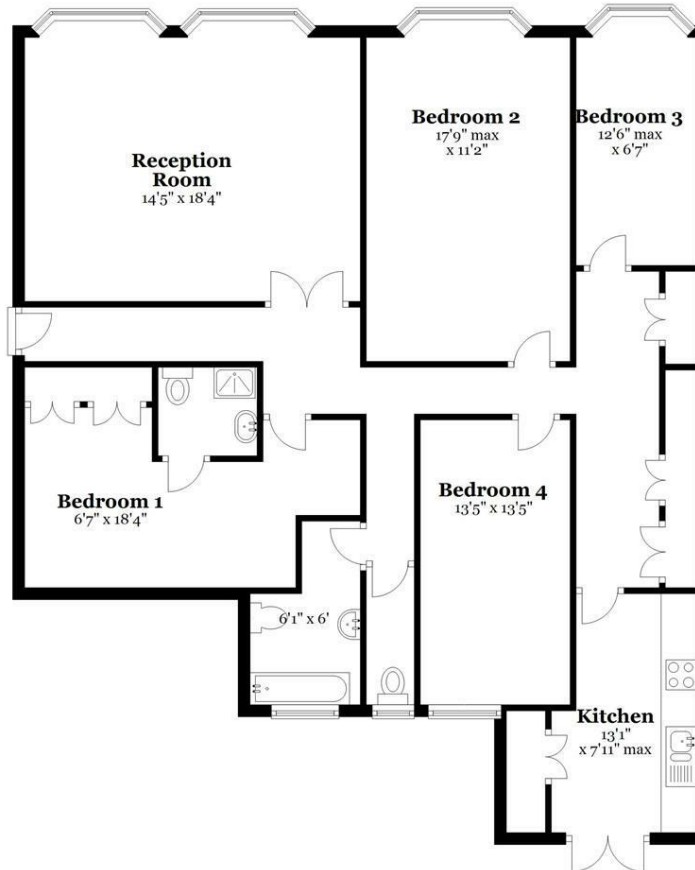






**Ground Floor**

Approx. 1396.7 sq. feet



Total area: approx. 1396.7 sq. feet

All measurements are appropriate and should not be relied upon.  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	