



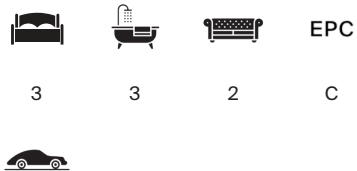
## SUSSEX LODGE

London W2



# A BEAUTIFULLY DESIGNED APARTMENT

This recently refurbished first-floor three bedroom apartment is situated within a well-maintained apartment building on Sussex Place.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 97 years remaining

Service charge: £17,000 per annum, reviewed annually, next review due 2026

Guide price: £3,000,000



Sussex Place is moments away from Hyde Park and Connaught Village, which have shops and cafes. Lancaster Gate and Paddington stations are also within easy reach.







The accommodation comprises a well-proportioned reception room with a feature fireplace, television area and an adjoining bespoke kitchen with an island and dining area, perfect for entertaining. The luxurious principal bedroom suite with abundant fitted storage is at the rear. Two further large double bedrooms have fitted storage and en suite shower rooms.

Additional features include a utility room, portorage, lift and a private underground parking space.

We have made reasonable enquiries regarding the fire safety (including, but not limited to, the external wall of the building), but have not received any information.

You should ensure you take independent professional advice and carry out your own investigations before making an offer on this property.



Local transport links can be found nearby at Lancaster Gate underground station or Paddington mainline (Heathrow Express, Network Rail) and underground stations. Local bus routes situated on the Bayswater Road offer easy access to the West End and City.









**First Floor**

Approximate Gross Internal Area = 162.8 sq m / 1752 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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