



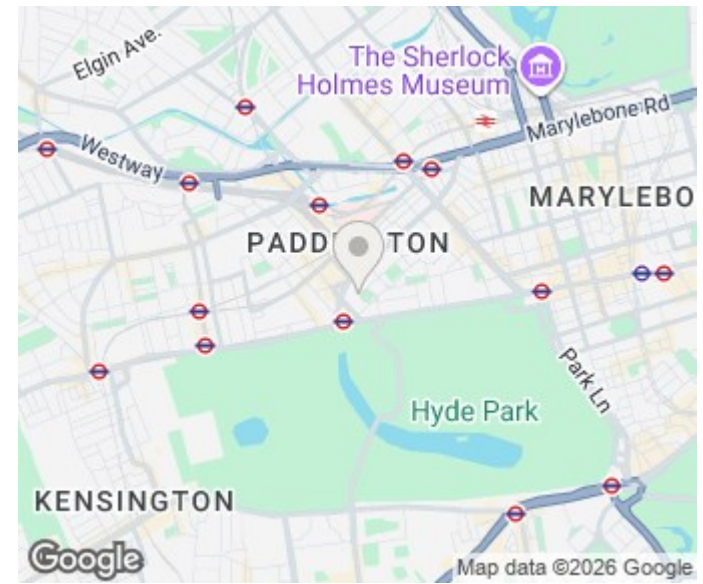
## 54 SUSSEX SQUARE

HYDE PARK, W2 2SR

£2,500,000  
LEASEHOLD

Set within a striking building overlooking the garden square is this superb lateral three bedroom property spanning c.1,340 sq ft. Located on the first floor, accommodation briefly comprises; entrance hallway with storage, modern kitchen with walk-in pantry, fantastic 34' reception / dining room, master bedroom with en-suite, two further double bedrooms (both with built-in storage) and family bathroom. The property further benefits from a south-facing balcony accessible from the reception room and offering direct views over the garden square. Sussex Square is ideally located for Hyde Park and transport links to the City, West End and Canary Wharf. There are fantastic shopping and dining opportunities nearby in Connaught Village and further afield in Mayfair and Notting Hill. Offered on a long lease.

**SANDERSONS**  
LONDON



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

EPC Rating: Council Tax Band: H

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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