



## Sussex Gardens , London, W2

**£395,000**

This property presents a wonderful opportunity for first-time buyers or investors seeking a prime location in London within a block that has the benefit of a concierge. On offer is a one double bedroom apartment offered vacant with no onward chain, ideally suited for professionals, couples or as a city pied-à-terre. Spanning an inviting 535 square feet, the property boasts a well-proportioned reception room with natural light, creating a warm and welcoming atmosphere. Situated in the sought-after W2 area, residents will benefit from excellent transport links and a variety of local amenities, including shops, cafes, and parks. The apartment is located on the fourth floor with lift access. Positioned on the left-hand side of the building, the property benefits from a sought-after south-westerly aspect, overlooking charming mews properties. The opposite side of the building faces Edgware Road.

Local Authority - Westminster City Council  
 Lease - circa 150 years remaining  
 Council Tax - Band D  
 Service Charge - £4434.91 pa. Includes hot water and sinking fund  
 Ground Rent - £150pa (review periods TBC)  
 Concierge Hours - Mon-Fri 8am to 5pm, Sun 10am to 2pm

### Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.

- Bright One Double Bedroom Apartment
- South Westerly Aspect Overlooking Mews Houses (not Edgware Road)
- Spacious Reception Room
- Fourth Floor (Building with Lift)
- Easy access to transport
- Vacant with no onward chain
- Building Currently Undergoing Extensive Refurbishment (Completion April 2026)
- Concierge



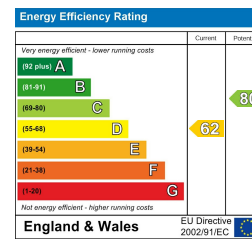
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 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.

## INTRA-CAPITAL ESTATES

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## MODERN APPROACH TRADITIONAL VALUES

