

SUSSEX SQUARE

Hyde Park W2





VIEWS OVER THE GARDEN SQUARE

Situated on the fifth floor of a well-maintained portered building, this apartment benefits from south-facing aspect and natural light throughout.

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Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 122 years remaining

Ground rent: peppercorn

Service charge: £14,218.16 per annum, next review date 2027

Guide price: £1,750,000

Offering generous proportions and an opportunity for modernisation, the property presents an excellent chance to create a stylish home in a sought-after Hyde Park location.

Extending to approximately 1345 square feet, the apartment comprises a spacious reception room with large windows overlooking the square gardens, a separate kitchen, three well-proportioned bedrooms and two bathrooms.

Residents benefit from porterage, lift access and a convenient position moments from Hyde Park, Connaught Village and the excellent transport links of Paddington and Lancaster Gate.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice







Fifth Floor
1345 ft²

Approximate Gross Internal Area = 124.96 sq m / 1345 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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