SUSSEX GARDENS, HYDE PARK, W2 2RL

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A beautifully decorated two-bedroom flat combining period charm and modern comfort with its own entrance porch and front door. This 745 sq ft apartment features high ceilings, an open-plan kitchen and living space with wooden flooring and a welcoming, Art Deco open fireplace. The bedrooms are fitted with newly laid sisal carpet, adding warmth and texture throughout. The principal bedroom is decorated in a classic Colefax and Fowler striped wallpaper, and the second bedroom features a skylight, bringing natural daylight into the room. The bathroom fittings are made by Aston Matthews, and the floor is Marmoleum. The shaker style kitchen is finished to a high specification, with bespoke cabinetry and quality appliances as well as a reverse osmosis water filtration system. The property has been freshly repainted throughout and feels fresh, stylish, and ready to move into.

Perfectly located within walking distance of Hyde Park, Marble Arch, Mayfair, Lancaster Gate, and Connaught Village, with excellent transport links including Paddington Railway Station for national connections and Tube access at Lancaster Gate, Paddington, and Marble Arch stations.

EPC Rating: C Council Tax Band: E

£807 PER WEEK

UNFURNISHED

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

ARLINGTON
RESIDENTIAL
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Kitchen / Diner /Reception
4.22 x 6.35m
13'10" x 20'10"

Hall

Bedroom
3.36 x 3.02m
11'0" x 9'11"

Bedroom
2.96 x 2.80m
9'9" x 9'2"

W N S E

Total Area: 69.2 m² ... 745 ft²
All measurements are approximate and for display purposes only