

For Sale



LCP/PrivateOffice  
est.1990

Sussex Gardens, Lancaster Gate W2

+44 (0) 207 723 1733 / sales@lcpprivate.com

£612,500

# Sussex Gardens, Lancaster Gate W2

£625,000

A bright, top floor, one bedroom flat on the fourth floor (with lift) of a white stucco fronted period conversion on the Hyde Park Estate.

The flat has been a successful rental investment for the current owner and is presented in good order throughout. There is a good-sized reception room, with space for dining, a separate, fully fitted kitchen, bedroom with fitted wardrobes and a bathroom.

Located on the Hyde Park Estate, just moments from Hyde Park, Paddington Station (Overground, Hammersmith & City, District & Circle, Bakerloo and Elizabeth Lines, and the Heathrow Express) and Lancaster Gate (Central Line), this flat is extremely well situated.

**Asking Price:** £612,500 STC

**Lease:** 25<sup>th</sup> March 2170 (c. 144 years)

**Council Tax:** Westminster Band D

**Service Charge:** £8,800 (including HW and reserves)

**Ground Rent:** Peppercorn

**Current EPC Rating:** 48

**Potential EPC Rating:** 66

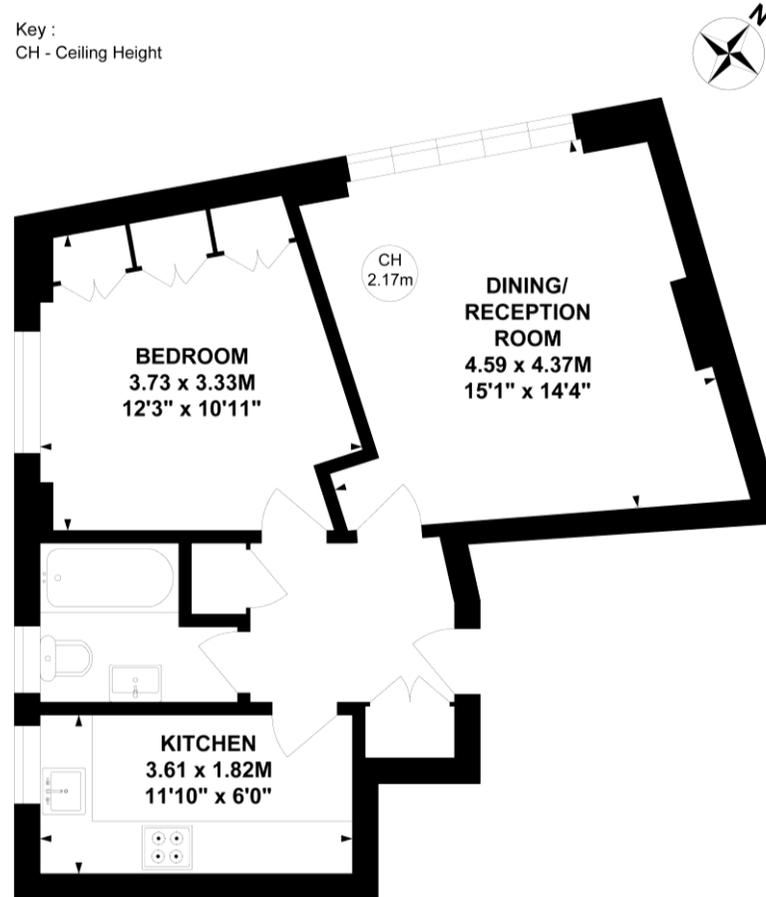




## Sussex Gardens, W2

Approximate gross internal area  
46.81 sq m / 504 sq ft

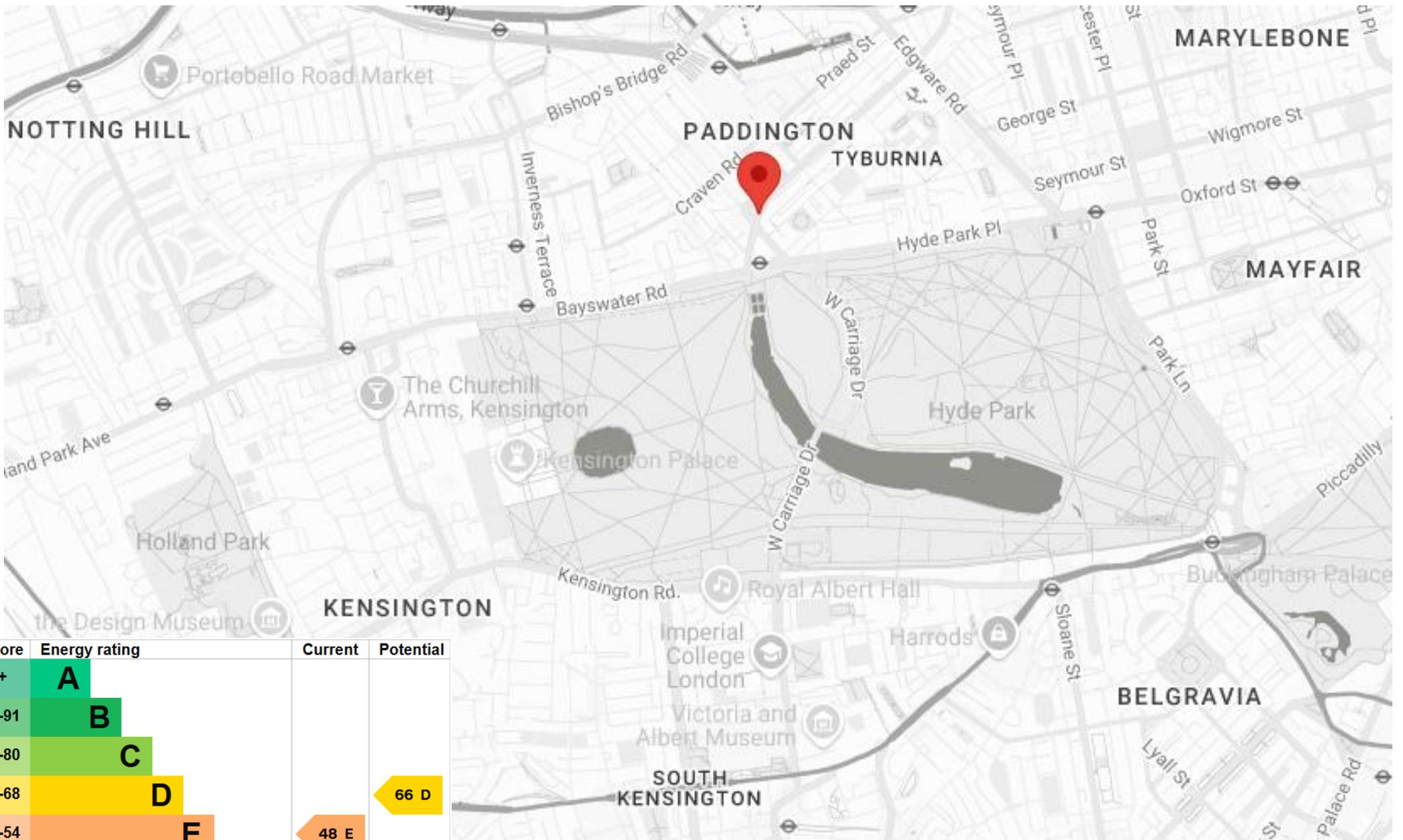
Key :  
CH - Ceiling Height



### Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	48 E	
21-38	F		
1-20	G		



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