



Sussex Gardens, W2  
£1,000,000, Share of Freehold

Anderson//Rose



## Sussex Gardens, W2

This impressive apartment situated on the second floor of a charming period conversion has recently been refurbished to a superb standard throughout and has both excellent room proportions and ceiling heights.

Comprising of a large and bright reception room, a separate modern eat-in kitchen with state-of-the-art appliances, the principal bedroom with generous wardrobe space, a good sized second bedroom and a family bathroom. The apartment further benefits from the building's passenger lift service and a share of the freehold.

Sussex Gardens is made up of a number of handsome terraced houses all that boast a grand white double pillar entrance. Lancaster Gate, Hyde Park & Kensington Gardens all within a quarter of a mile from your front door. The famous open green spaces and boating lakes of Hyde & Kensington Park are just a few meters from your front door. Marble Arch and Oxford Street is just short walk down the road, with its array of exceptional shops, cafes, and restaurants, whilst the delightful Connaught village is also literally around the corner. Lancaster Gate Tube (Central Line Zone 1) provides a simple and efficient transport across the capital.

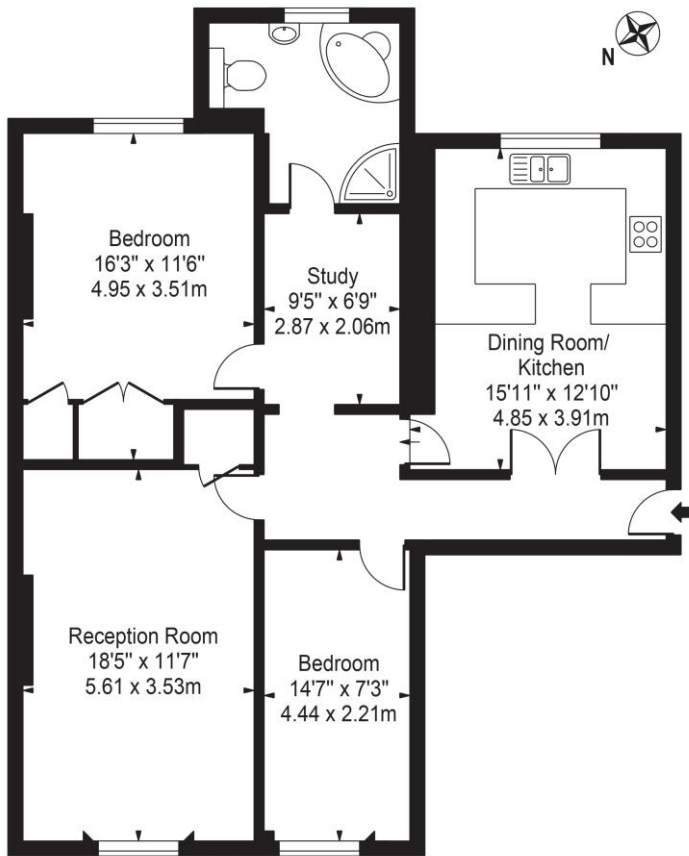
Ref PCL230044

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## Sussex Gardens

Approx. Gross Internal Area 997 Sq Ft - 92.62 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.