



Sussex Gardens, Hyde Park W2



PRIVATE ROADWAY  
STRICTLY NO PARKING  
VEHICLES MUST BE LEFT TO A RESIDENT

PRIVATE ROADWAY  
STRICTLY NO PARKING  
VEHICLES MUST BE LEFT TO A RESIDENT

20



# Sussex Gardens, Hyde Park W2

---

Set back on a private tree lined road, this three bedroomed apartment is arranged on the first floor (with lift) of a period conversion building.

The property comprises a sizable reception room with two floor to ceiling doors that lead out to the first balcony and a separate, bright kitchen with integrated appliances. The principal bedroom features fitted wardrobes and en suite bathroom along with two further doors leading out to the second balcony. Elsewhere there are two further good sized bedrooms (both with fitted wardrobes) and a family bathroom.



**Guide price:** £1,300,000

**Tenure:** Leasehold: approximately 93 years remaining

**Service charge:** £3,998 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** G







## Location

Sussex Gardens is within close proximity of Hyde Park. Oxford Street and the West End are both easily accessible offering some of the best shops, restaurants and theatres that London has to offer.

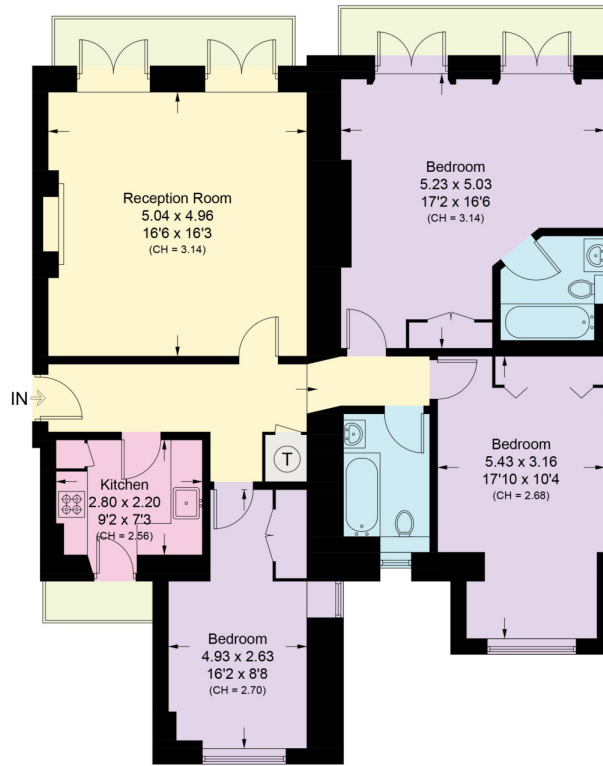
It is also located with excellent transport links from Lancaster Gate (Central line), Paddington mainline (Network Rail) and Paddington underground (Elizabeth line, which offers access to the City in 8 minutes, Canary Wharf in 18 minutes and Heathrow Airport in 35 minutes, along with the District, Circle, Bakerloo and Hammersmith & City lines).





# Sussex Gardens, W2

Approximate Area = 110.7 sq m / 1191 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)



## First Floor

Approximate Area = 110.7 sq m / 1191 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank**

**Hyde Park**

1 Craven Terrace

London

W2 3QD

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Mark Ruffell**

020 3697 8234

[mark.ruffell@knightfrank.com](mailto:mark.ruffell@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.