



# Lancaster House, Sussex Gardens

W2





Located moments from the open spaces of Hyde Park, this spacious three bedroomed property is arranged within a well maintained period conversion.

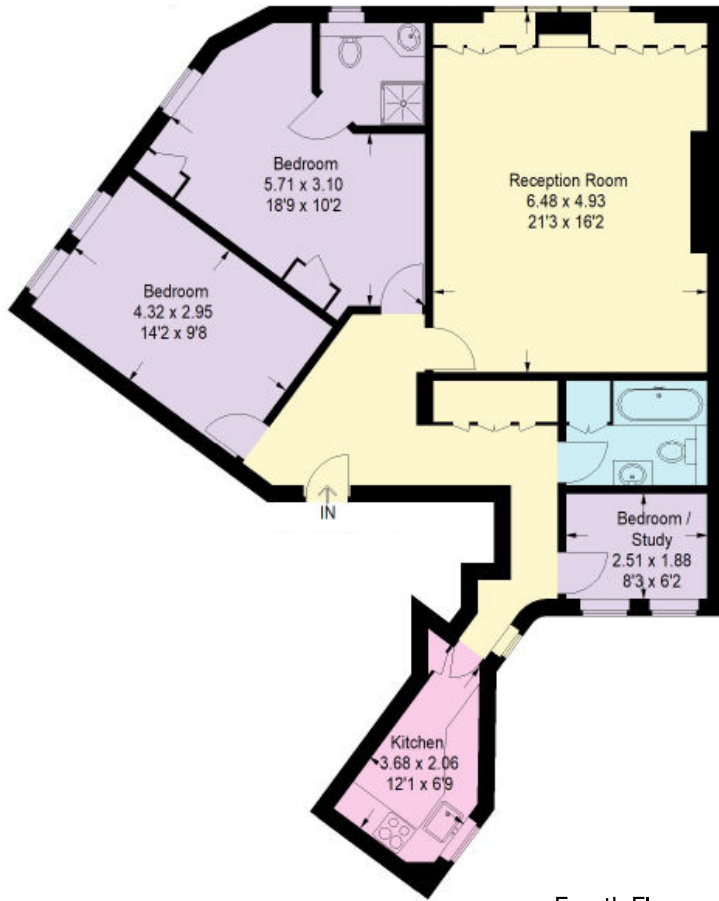
Entered on the 4th floor (with lift access) the property comprises a spacious reception room with views towards Hyde Park with dining room space and a fitted kitchen.

The master bedroom features fitted wardrobes and en suite shower room, while the second bedroom is a great sized double also. There is also a third single bedroom or study and bathroom with utility space.



*Sussex Gardens nearby transport links include Paddington Mainline (Heathrow Express, Network Rail) and underground (Bakerloo, District, Circle and Hammersmith & City line) stations, in addition to Lancaster Gate underground station, offering Central line services. Soon to be of further benefit is the imminent arrival of Crossrail which will offer faster journey times across London into the City and towards Canary Wharf.*

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Fourth Floor

**Approximate Gross Internal Floor Area  
100.4 sq m/1081 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](https://www.knightfrank.co.uk)

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020 7871 5060  
[hydepark@knightfrank.com](mailto:hydepark@knightfrank.com)



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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.

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Particulars dated [August 2021]. Photographs and videos dated [August 2021].

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