

# Sussex Gardens, London W2

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A fantastic opportunity to own a rare Grade II listed, lateral apartment in Sussex Gardens. This unique four bedroomed property boasts an abundance of wonderful features including a beautiful high ceilinged entrance hall entered into from its private entrance and light rooms throughout.

There is a grand dual aspect reception room with original cornicing, sizeable kitchen with access to a private balcony and the fourth bedroom.

The principal bedroom is very generous and shares dressing room space with the second and third bedroom. There is also a family bathroom and WC. Sussex Gardens is a private street set back from the main road and also comes with off street parking for one car.



**Asking price:** £1,600,000

**Tenure:** Share of Freehold

**Service charge:** £4,000 per annum

**Local authority:** City of Westminster

**Council tax band:** G

Please note that we have been unable to confirm the next review date for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

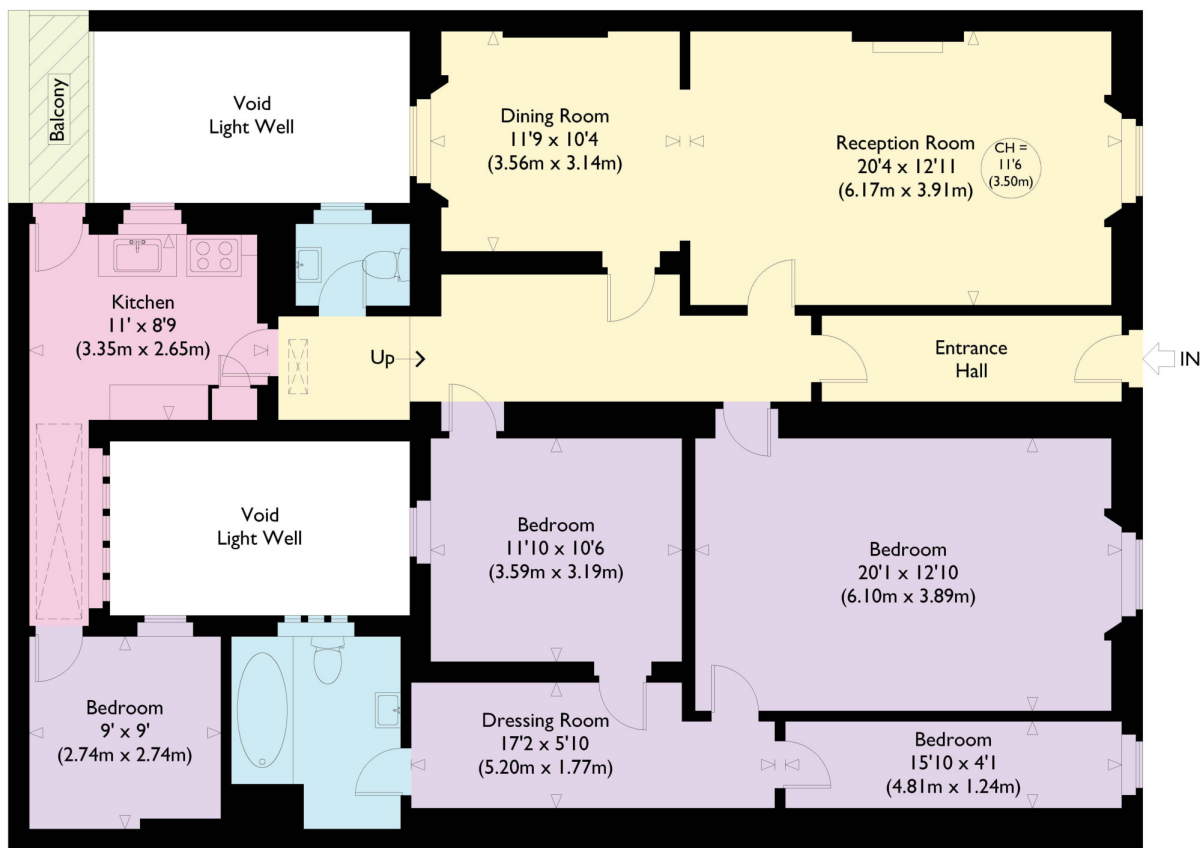




Transport links: Paddington Mainline (Heathrow Express, Network Rail), underground (Elizabeth, Bakerloo, District, Circle and Hammersmith & City line), in addition to Lancaster Gate offering Central line services.







**Approximate Gross  
Internal Floor Area**  
**146.4 sq m / 1,576 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.

Ground Floor

**Knight Frank**  
**Hyde Park**  
1 Craven Terrace  
London  
W2 3QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more  
**Tim Perks**  
020 7871 5065  
[tim.perks@knightfrank.com](mailto:tim.perks@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.  
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Particulars dated February 2023. Photographs and videos dated February 2023.  
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