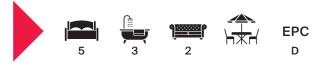


Sussex Square, London W2

## Sussex Square, London W2

A beautifully presented house nestled in the heart of Connaught Village, one of London's most prestigious and sought-after locations. This stunning property offers a blend of classic elegance and contemporary luxury, providing exceptional living accommodation, with high ceilings, intricate cornices, and an abundance of natural light throughout. Sussex Square is located on the prestigious Hyde Park Estate, within close proximity of the beautiful open spaces of Hyde Park and Kensington Gardens. Local transport links can be found near by at Paddington mainline.



Guide price: £2,538 per week Tenancy available from: 17th October 2024 Minimum length of tenancy: 6 months Deposit: Deposit £15,228 Local authority: City of Westminster Council tax band: H





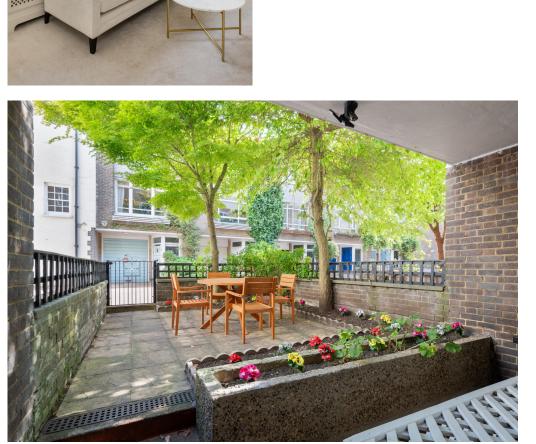






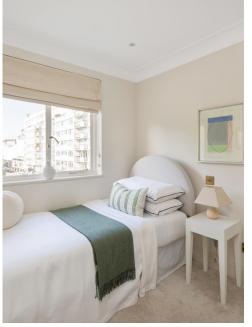












## Sussex Square, W2

Approximate Area = 250.7 sq m / 2698 sq ft Including Limited Use Area (2.8 sq m / 30 sq ft) and Garage



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST) and/or the annual rent is below £50,000). If the landlord agrees to you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided not. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonal fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property leonging to the landlord are included in any tenancy as evidenced in the inventor, unless specifically noted otherwise. All those items regarded as tenant s fixtures and ittings, are specifically 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 use of, any part of the property dees 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 has any authority to make any representation 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 re

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- All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if not an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is below £50,000), of 5 weeks' rent (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are information by the landlord, we will use all reasonable endeavours to update this as soon as practical.
- Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory.
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