



Sussex Gardens, Hyde Park **W2**

Sussex Gardens, Hyde Park W2

Set back on a private tree lined road, this spacious two bedroom apartment is arranged on the ground floor of a period conversion and measures approximately 89.1 sq. m. (959 sq. ft.).

The property comprises a generous reception room with ample space for dining and offers parquet flooring, feature fireplace and impressive ceiling height. There is a separate modern, well equipped kitchen and two well proportioned double bedrooms with the principal having built-in wardrobes. Elsewhere there is a sleek, fully tiled family bathroom and a further guest cloakroom.



Guide price: £1,200,000

Tenure: Leasehold: approximately 145 years remaining

Service charge: £9,105.20 per annum, reviewed every year, next review due 2024

Ground rent: £50 per annum, reviewed every 10 years, next review due 2034

Local authority: City of Westminster

Council tax band: E







Location

Sussex Gardens is located within close proximity of the open, green expanse 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 ideally located with excellent transport links nearby including 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, London, W2

Approximate Gross Internal Area = 959 sq ft / 89.1 sq m



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

I would be delighted to tell you more
Mark Ruffell
020 3697 8234
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 April 2024. Photographs and videos dated April 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.