



Sussex Square, London  
W2

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# Sussex Square, London , W2

GARTON JONES.COM

13 Park Street  
Chelsea Creek  
London  
SW6 2FS

Sales +44 (0) 20 7824 7090  
paul@gartonjones.com  
www.gartonjones.com

## £2,500,000 Leasehold

Elegant Three-Bedroom Apartment Moments from Hyde Park  
— Sussex Square, W2

A beautifully presented three-bedroom apartment spanning 1,353 sq ft (125 sq m), located on the first floor of a sought-after development in Sussex Square, just moments from Hyde Park.

The home features a bright reception room with a dedicated dining area and access to a private balcony overlooking the attractive garden square. A separate fitted kitchen, three double bedrooms—including a principal suite with ensuite bathroom—and a second family bathroom complete the layout.

Additional benefits include ample built-in storage, porter service, passenger lift, and access to secure underground parking (available by separate rental).

Outstanding Location: Close to Lancaster Gate and Paddington Stations (Central, District, Circle, Elizabeth Line & Heathrow Express), with easy access to The West End, Oxford Street, Marylebone, and Overground/Crossrail services.

A rare opportunity to acquire a spacious, elegant home in one of London's most desirable W2 locations.

Leasehold - TBC  
Service Charge — TBC  
Ground Rent - TBC

Council Tax — Westminster Council — Band H  
EPC — C (79)

- Highly Desirable Sussex Square
- Stunning Three Bedroom Apartment
- 1353sqft (125sqm)
- 1st Floor With Lift
- Balcony Overlooking The Square
- Luxury Apartment
- Communal Garden
- Located Within Easy Reach of Paddington, Lancaster Gate & Hyde Park
- Parking Available By Separate Rental Agreement
- EPC — C (79)

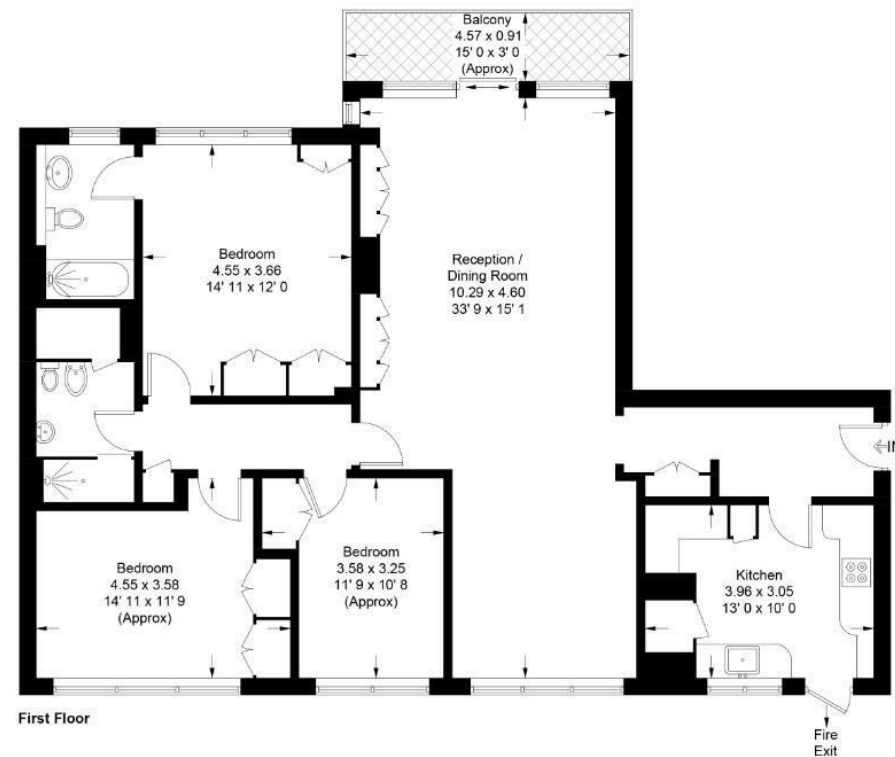


EPC certificate available on request.

## Sussex Square

Approximate Gross Internal Area = 1353 sq ft / 125.7 sq m  
Balcony = 45 sq ft / 4.2 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





