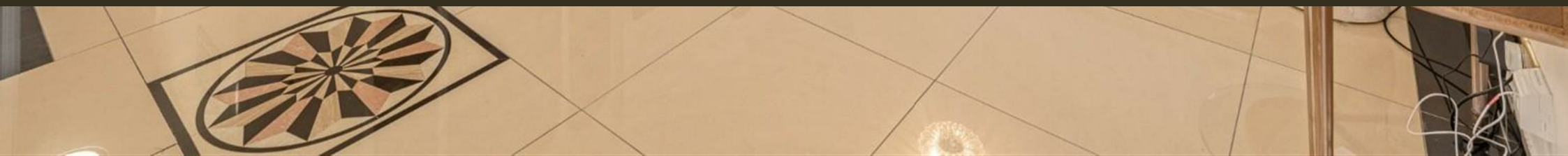




Sussex Square, London
W2

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Sussex Square, London , W2

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£2,500,000 Leasehold

Elegant Three-Bedroom Apartment Moments from Hyde Park

Positioned in a prime W2 location just moments from Hyde Park, this beautifully presented three-bedroom apartment spans 1,353 sq ft (125 sq m) and occupies the first floor of a sought-after development in Sussex Square.

The property features a bright and spacious 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 en suite bathroom, and a second family bathroom complete the layout.

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

Outstanding Location

- Moments from Hyde Park
- Close to Lancaster Gate & Paddington Stations (Central, District, Circle, Elizabeth Line & Heathrow Express)
- Easy access to The West End, Oxford Street, and Marylebone
- 0.4 miles from Paddington Station for Overground & Crossrail services

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)

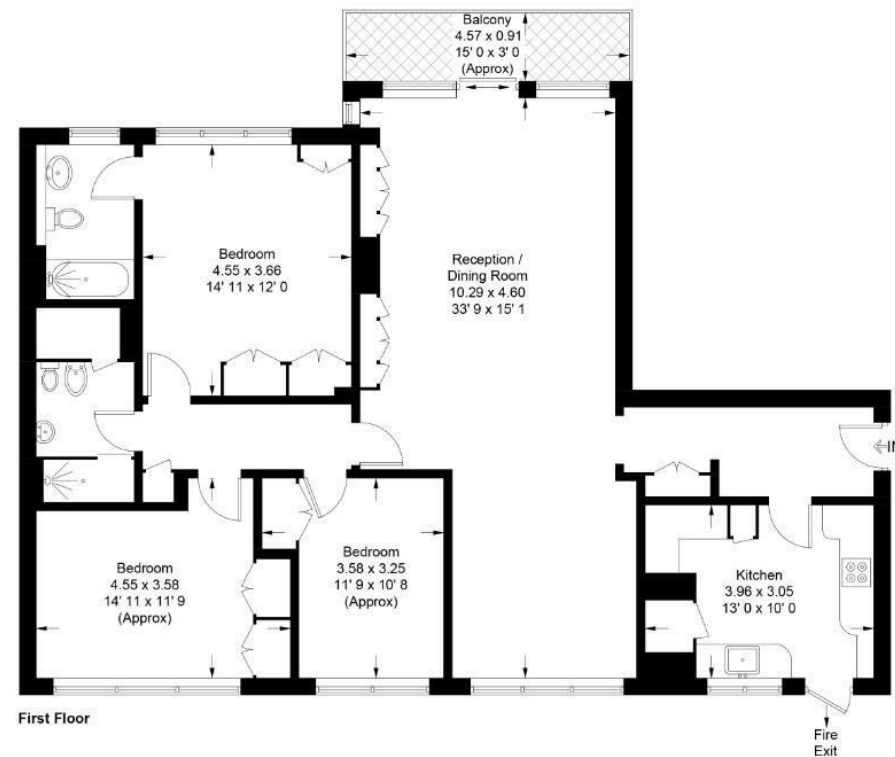


EPC certificate available on request.

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.



