

Sussex Square W2
£1,500,000 leasehold

CLUTTONS

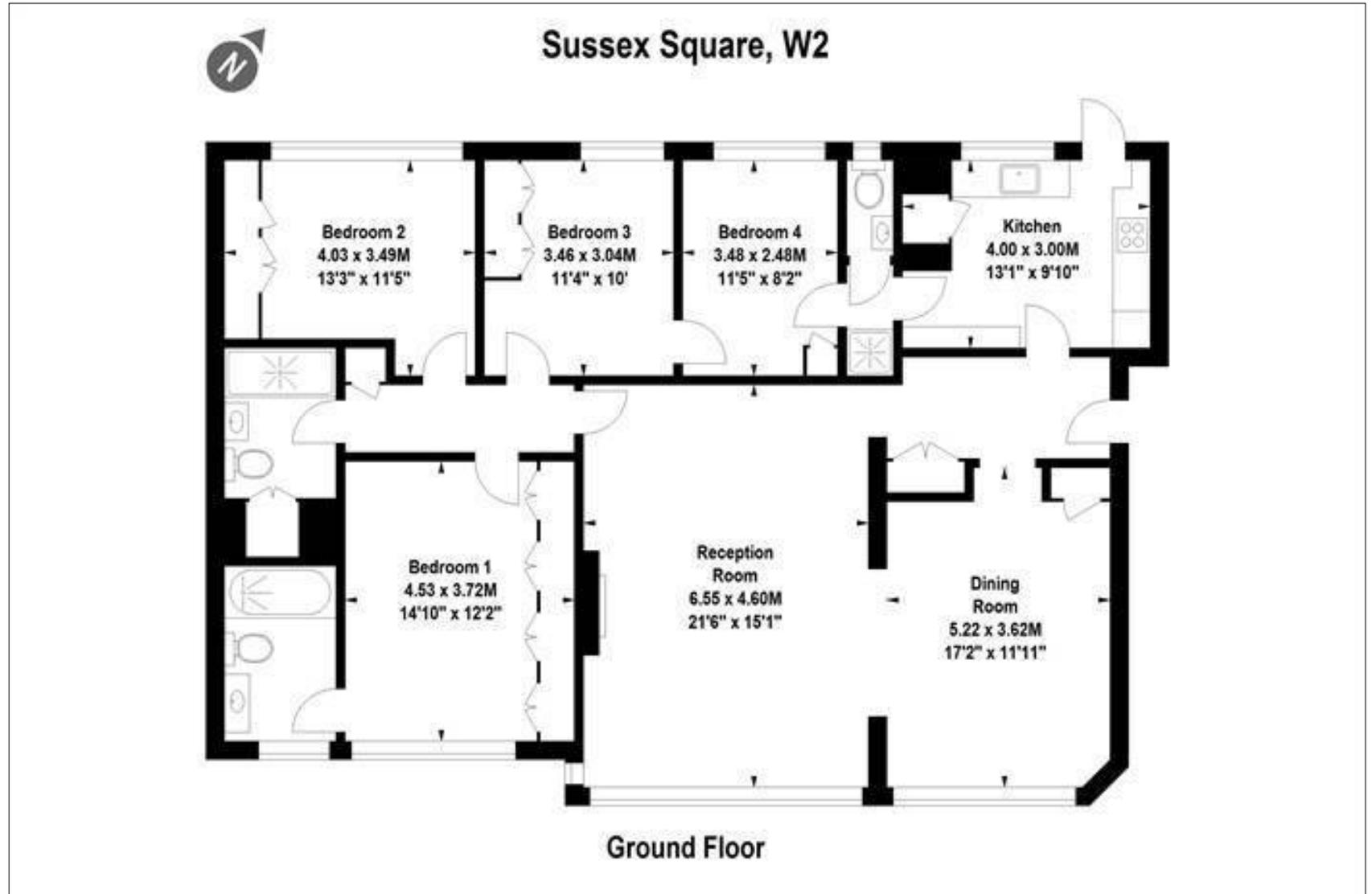


A spacious four bedroom flat set on the ground floor of this purpose built building in a most prestigious location, moments from Lancaster Gate and the open spaces of Hyde Park.

A bright and spacious newly refurbished ground floor apartment comprising 4 bedrooms in this secure purpose built block with porter, lift and communal gardens.

Please note. The lease expires in 2060 therefore only suitable for cash buyers.

Sussex Square is located close to both Kensington Gardens and Hyde Park within easy reach of the Heathrow Express at Paddington Main Line Station and the Central Line at Lancaster Gate. The shopping and transport facilities of Oxford Street and Edgware Road are also close by.



Approximate gross internal area:
1,543 sq ft (143.3 sq m)
EPC rating: G | Ref: ALB981040



For further details contact

Chris Mulry
020 7262 2226
chris.mulry@cluttons.com

Marius Nazare
020 7262 2226
marius.nazare@cluttons.com

Cluttons
23 Albion Street
London
W2 2AS
cluttons.com

This is made from FSC certified paper, part of our commitment to use more sustainable materials. FSC, protecting the world's forests for the future. Please recycle.



Cluttons LLP for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Cluttons LLP or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Cluttons LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8. No assumption should be made in respects of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.