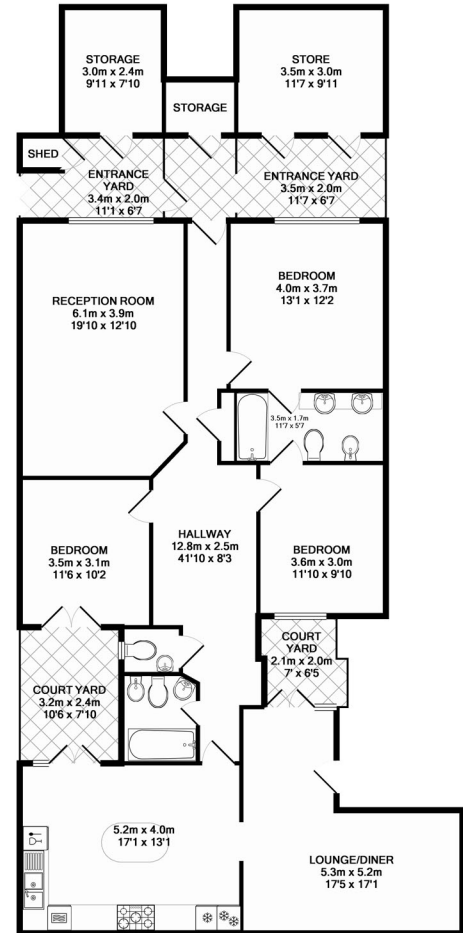


Sussex Gardens, London, W2



Winkworth



Total Approx. Floor Area 153.7 SQ.M. (1655 SQ.FT.)

Winkworth are pleased to offer for sale this large basement apartment with its own entrance, set within a terrace of period houses on Sussex Gardens.

The property occupies over 1600 sq ft and offers three bedrooms, two reception rooms, large fitted kitchen, two bathrooms plus guest cloakroom and two courtyard terraces.

In our opinion, this property would particularly suit a buyer looking for family accommodation arranged across one level, with the added advantage of private outside space.

Located close to Paddington Station and the open spaces of Hyde Park.

Leasehold 168 years from 25 March 2002

Viewing via Winkworth.

£925,000 subject to contract

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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