



Sussex Place, W2

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

020 7590 9955

[lettings@lurotbrand.co.uk](mailto:lettings@lurotbrand.co.uk)



External

First Floor



# Sussex Place, W2

Unfurnished

£1,100 PW

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Stunning first floor apartment in a well kept period building.

The owner has maintained the beautiful period details such as the original shutters, exposed wood floors and double-height ceilings and combined them with the contemporary bathrooms and kitchen.

## LOCATION

Sussex Place is ideally situated for the diverse amenities of Connaught Village, Paddington and Lancaster Gate. The green spaces of Hyde Park are a short walk away.



First Floor

First Floor





First Floor

First Floor



## FEATURES

Double Reception Room

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En Suite Shower Room

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Open-plan Kitchen

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Bathroom

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Master Bedroom

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Balcony

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Second Bedroom

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Communal Terrace

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## OTHER USEFUL INFORMATION

EPC

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D

Council Tax Band

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F

Deposit Amount

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£6,600.00

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## NEAREST TUBE STATIONS

Lancaster Gate (Central line) and Paddington (Overground,  
Bakerloo, Circle, District, and Hammersmith & City lines)

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# Sussex Place, W2

Approximate Gross Internal Area

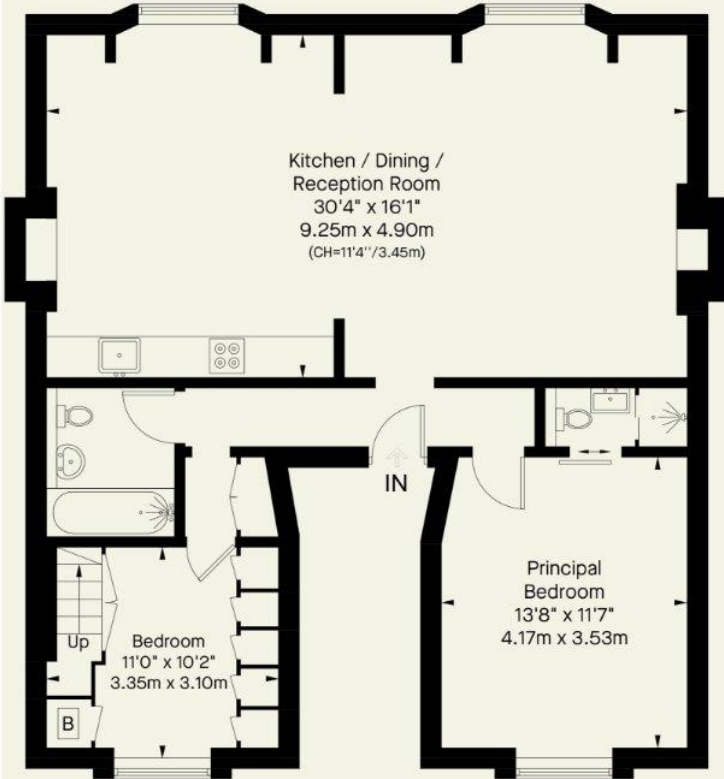
928 FT<sup>2</sup> - 86.2 M<sup>2</sup>

Mezzanine

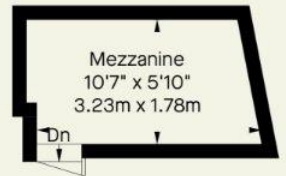
63 FT<sup>2</sup> - 5.9 M<sup>2</sup>

Total

991 FT<sup>2</sup> - 92.1 M<sup>2</sup>



**First Floor**



(Not Shown In Actual Location / Orientation)

Notting Hill  
8 Ladbroke Grove, Notting Hill,  
London W11 3BG

Hyde Park  
37-41 Sussex Place, Hyde Park,  
London W2 2TH

South Kensington  
4-5 Kynance Place, South Kensington,  
London SW7 4QS

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We have produced these sales particulars as a general guide. We have not carried out a detailed survey of the property and have not tested the services, appliances, or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Lurot Brand. The Seller does not make or give and neither Lurot Brand or any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.