



Sussex Place, W2

LUROT BRAND

MEWS SPECIALISTS EST. 1971

020 7590 9955
sales@lurotbrand.co.uk



Double Reception Room

Kitchen Dining Room



Sussex Place, W2

Leashold 982 years Plus
Share of Freehold

£1,450,000 STC

Stunning first floor apartment in a well kept Grade II listed period building.

Sit above the iconic Bathurst Mews arch, this first floor two bedroom apartment offers excellent lateral space and generously proportioned rooms. The owner has maintained the beautiful period features, such as the original shutters, exposed wood floors and double height ceilings with original cornicing and combined them with a contemporary open plan kitchen and two modern bathrooms.

LOCATION

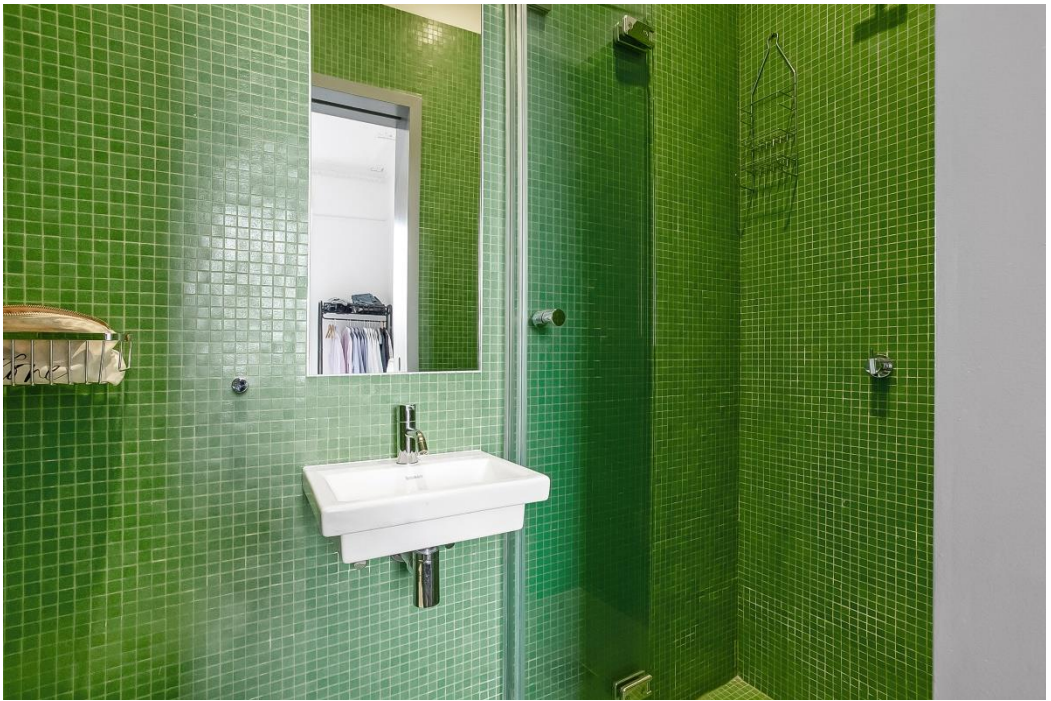
The apartment sits above the entrance to Bathurst Mews, with views down one of the prettiest mews streets in London. Hyde Park is only moments away, whilst Kensington Gardens are within easy walking distance. It is in close proximity to Connaught Village and all its amenities. There are also excellent transport links from Lancaster Gate and Paddington Station.



Reception Room

Principal Bedroom





En-Suite Bathroom

View From Bedroom



FEATURES

Double Reception Room	En Suite Shower Room
Open-plan Kitchen	Bathroom
Master Bedroom	Balcony
Second Bedroom	Communal Terrace

OTHER USEFUL INFORMATION

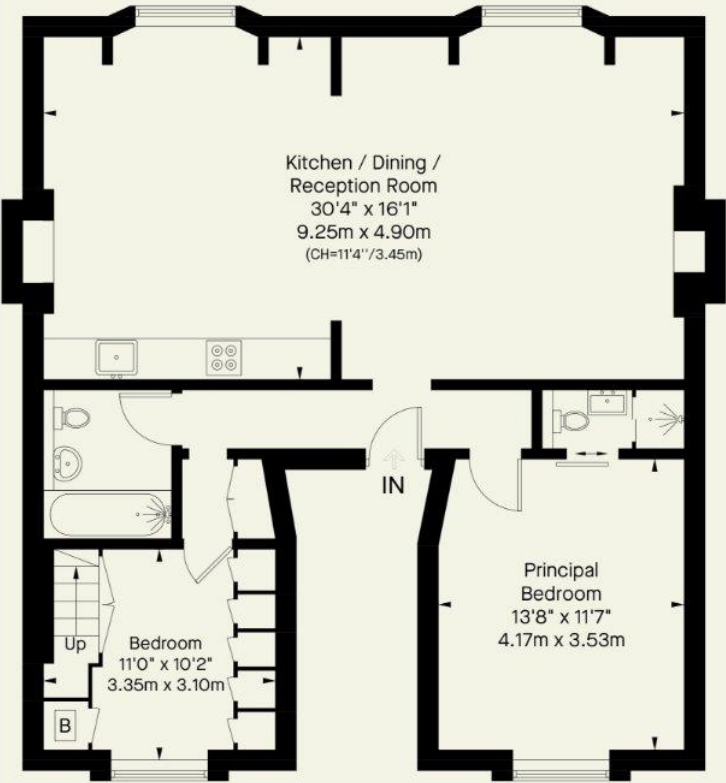
EPC	D
Council Tax Band	F
Annual Service Charge	£4,362
Annual Reserve Fund	£2,459
Charge Period	Quarterly

NEAREST TUBE STATIONS

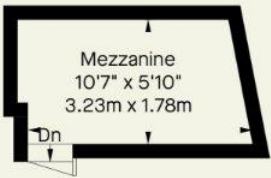
Lancaster Gate (Central line) and Paddington (Elizabeth, Bakerloo, Circle, District, Hammersmith & City lines)

Sussex Place, W2

Approximate Gross Internal Area
928 FT² - 86.2 M²
Mezzanine
63 FT² - 5.9 M²
Total
991 FT² - 92.1 M²



First Floor



(Not Shown In Actual
Location / Orientation)

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

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

WWW.LUROTBRAND.CO.UK



Members of NAEA, ARLA, onthemarket.com. Lurot Brand (2) Limited T/A Lurot Brand. Registered in England No. 02035540. Registered Office: 37-41 Sussex Place, London, W2 2TH. VAT No. 629 099 505. www.lurotbrand.co.uk

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. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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.