



Sussex Gardens
Bayswater, W2

£840,000

🛏️ 3 🚗 3 🏠 Flat/Apartment

HOMESITE

Split level three bedroom apartment with private patio

FULL DETAILS

An incredibly spacious three double bedroom split level apartment with three bathrooms and a private patio. The apartment has good ceiling heights and a modern kitchen with separate utility room. There is also a private patio accessed from the reception room and one of the bedrooms. Superbly located for Paddington Station giving easy access to Heathrow and the home counties. The Elizabeth line and Lancaster Gate station are also moments away providing quick access into central London. Marylebone and London's west End are both within easy walking distance as are the vast expanses of Hyde Park.

PROPERTY FEATURES

- Split Level Apartment
- Three Double Bedrooms
- Three en-suite bathrooms
- Separate w.c.
- Modern Kitchen
- Private patio
- 1183 Sq. Ft / 109.9 M2
- Council Tax Band E

PROPERTY INFO

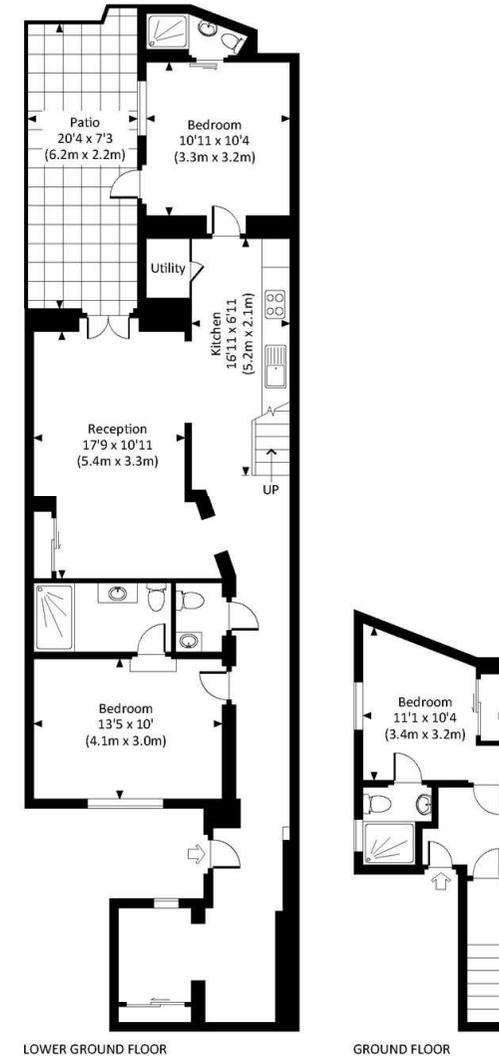
TENURE
SOF, approx 982 years remaining

SERVICE CHARGE
approx. £7500 pa

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SUSSEX GARDENS, W2

Approx. gross internal area
1183 Sq.Ft. / 109.9 Sq.M.



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dowlingjones.com 100 7607 5993

*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. 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 Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.