



# Sussex Gardens , London, W2

**£395,000**

This property presents a wonderful opportunity for first-time buyers or investors seeking a prime location in London within a block that has the benefit of a concierge. On offer is a one double bedroom apartment offered vacant with no onward chain, ideally suited for professionals, couples or as a city pied-à-terre. Spanning an inviting 535 square feet, the property boasts a well-proportioned reception room with natural light, creating a warm and welcoming atmosphere. Situated in the sought-after W2 area, residents will benefit from excellent transport links and a variety of local amenities, including shops, cafes, and parks. The apartment is located on the fourth floor with lift access. Positioned on the left-hand side of the building, the property benefits from a sought-after south-westerly aspect, overlooking charming mews properties. The opposite side of the building faces Edgware Road.

Local Authority - Westminster City Council  
Lease - circa 150 years remaining  
Council Tax - Band D  
Service Charge - £4434.91 pa. Includes hot water and sinking fund  
Ground Rent - £150pa (review periods TBC)  
Concierge Hours - Mon-Fri 8am to 5pm, Sun 10am to 2pm

- Bright One Double Bedroom Apartment
- South Westerly Aspect Overlooking Mews Houses (not Edgware Road)
- Spacious Reception Room
- Fourth Floor (Building with Lift)
- Easy access to transport
- Vacant with no onward chain
- Building Currently Undergoing Extensive Refurbishment (Completion April 2026)
- Concierge

## Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

