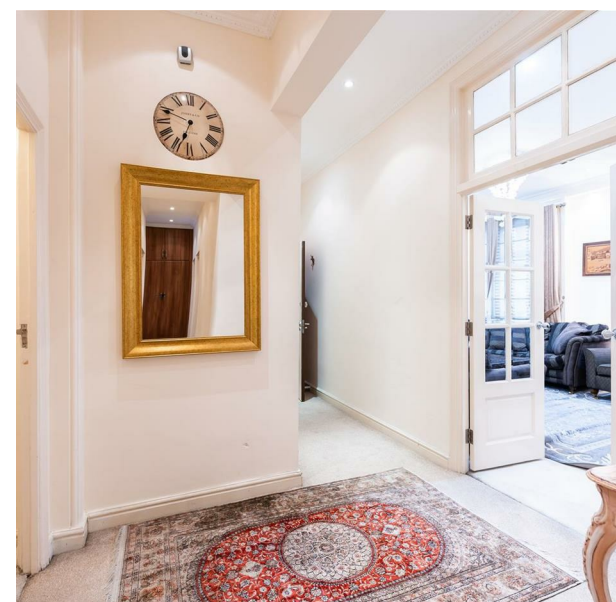


Flat 3, 207 Sussex Gardens, London, W2 2RJ
Offers Around £1,600,000

COMPLETION
SALES & LETTINGS



Flat 3, 207 Sussex Gardens, London, W2 2RJ

Offers Around £1,600,000

Council Tax Band: G

Welcome to an exquisite urban sanctuary that epitomizes modern luxury living. This stunning three-bedroom flat, encompassing 1512 sq. ft. of meticulously designed space, is situated in a prime city location. Recently modernised with high-end finishes, this property boasts a blend of elegance and contemporary charm.

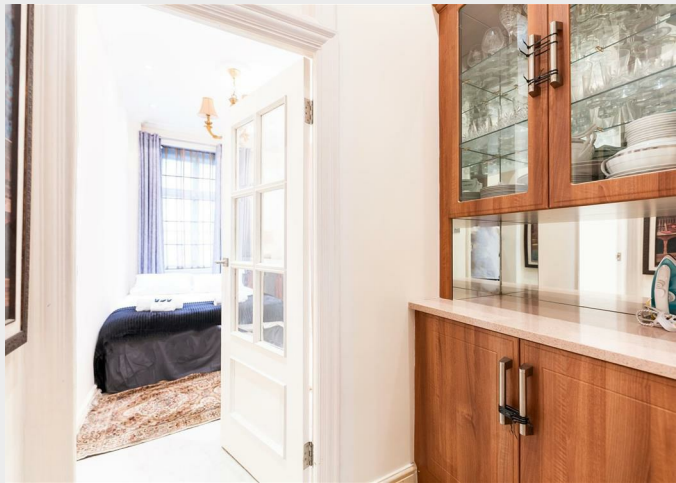
The spacious bedrooms include sumptuous en-suite facilities, providing an intimate, tranquil retreat. The state-of-the-art kitchen is fitted with energy-efficient appliances, catering to the needs of the most discerning chef. Seamlessly connected reception rooms offer ample room for family gatherings and entertainment, all accentuated with family-friendly features for a comfortable lifestyle.

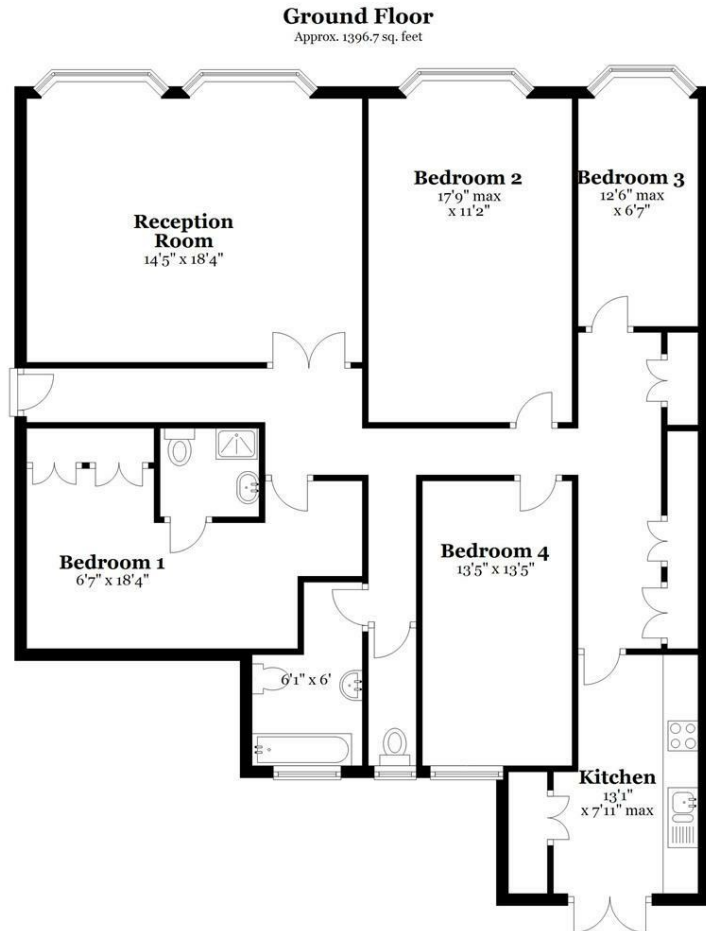
Positioned within a vibrant and sought-after postcode of W2 2RJ, city living is at its finest. Prestigious educational institutions such as St Marylebone School and Paddington Academy are less than 2 miles away, both offering exemplary programs and stellar reputations. The surrounding area radiates convenience with











Total area: approx. 1396.7 sq. feet
All measurements are appropriate and should not be relied upon.
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		