

**£395,000**  
**Sussex Gardens, Paddington, W2**



1 Bedroom



1 Bathroom



1 Reception

1 Bedroom Apartment for sale in the popular Cambridge Court W2, situated on the corner of Sussex Gardens and Edgware Road.

This apartment is set on the first floor of Cambridge Court, a purpose built block with lift. The apartment has an Entrance Hall, Double bedroom, full Bathroom and Reception room with open plan Kitchen. Located on the corner of Edgware Road and Sussex Gardens, nearest underground is Edgware Road and approximately a ten minute walk to Paddington Station. Well located for local shops, supermarkets and restaurants.

- ✓ Entrance Hall
- ✓ Reception Room
- ✓ Open Plan Fitted Kitchen
- ✓ Bedroom
- ✓ Full Bathroom
- ✓ Entry Phone System
- ✓ Wood Flooring
- ✓ Caretaker in the block
- ✓ 47 year Lease
- ✓ Service Charge: £2800 pa approx

These particulars are intended to give a fair description and guidance to intending purchasers/tenants and do not constitute an offer or contract. All measurements are approximate and for guidance only. Park Estates London.



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
A		
B		
C		
D	67	68
E		
F		
G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

## Location



## Floor Plan

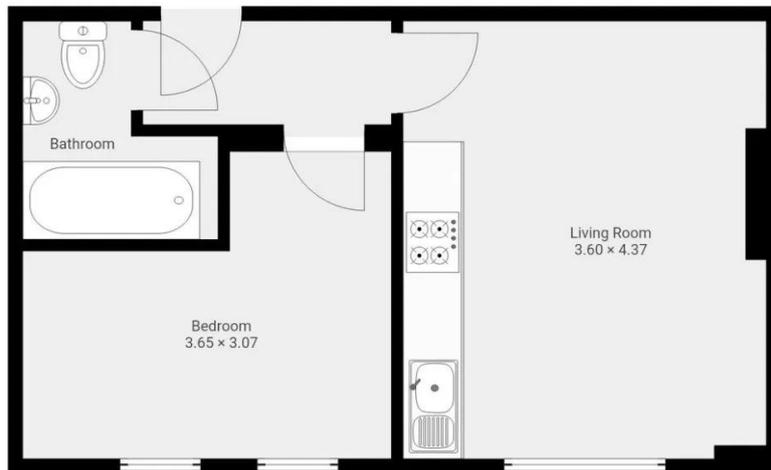
PARK

ESTATES

Edgware Road, W2

Approx. Gross Internal Area

344.45ft<sup>2</sup> / 32m<sup>2</sup>



\*Approx. Gross Internal Area excludes restricted head height areas



Disclaimer: Floorplan Measurements are provided as approximate and are for illustrative purposes only. While we do not doubt the accuracy and completeness of the floorplans, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation