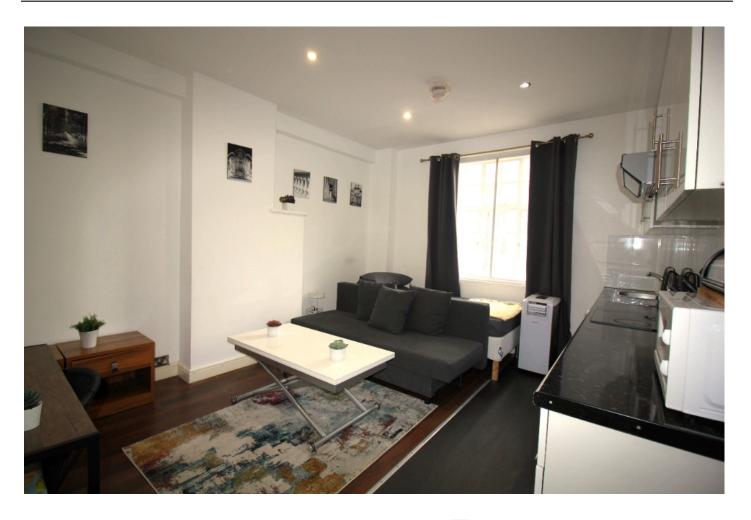


## £395,000

## Sussex Gardens, Paddington, W2









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.

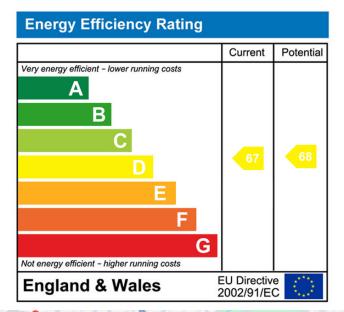
The apartment has an Entrance Hall, Double bedroom, full Bathroom and Reception room with open plan Kitchen.

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.

- Open Plan Fitted Kitchen
- ⊗ Bedroom
- Full Bathroom

- Caretaker in the block
- Service Charge: £2800 pa approx











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



While we do not doubt the accuracy and completeness of the floorplans, you or your advisors should conduct a careful, independent investigation of the proper in respect of monetary valuation