



## A bright and beautifully presented two bedroom apartment superbly located close to Hyde Park

**Radnor Lodge, Sussex Place, London, W2**

Guide Price: £1,095,000

Leasehold (approximately 104 years remaining)



# A bright and beautifully presented two bedroom apartment superbly located close to Hyde Park

Open plan kitchen, dining and reception room • Principal bedroom with en suite shower room • Guest bedroom • Guest bathroom • Second floor • Lift access • EPC = D • Service charge: approximately £3,020 per annum • Ground rent: approximately £250 per annum

## Local Information

Radnor Lodge is situated in Sussex Place, superbly located for the green expanses of Hyde Park as well as the wonderful selection of restaurants and boutique shops of Connaught Village and neighbouring Mayfair and Marylebone.

The transport links are excellent from nearby Paddington underground (approximately 0.2 miles), London Paddington overground train station (approximately 0.3 miles), Lancaster Gate underground, (approximately 0.3 miles)

## About this property

A bright and spacious two bedroom apartment, on the second floor of a residential building with lift, located on the Hyde Park Estate. The property comprises a modern kitchen with Miele appliances and Quooker boiling water tap, which is open planned to the reception and dining area, principal bedroom with en suite shower room, further guest bedroom and separate guest bathroom. The apartment also has the added benefit of underfloor heating throughout, integrated ceiling speakers in the reception and principal bedroom, and ample storage.

## Tenure

Leasehold (approximately 104 years remaining)

## Energy Performance

EPC Rating = D

## Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office.

Telephone: +44 (0) 20 7578 5100.





**Radnor Lodge, Sussex Place, London, W2**  
**Gross Internal Area** 805 sq ft, 74.8 m<sup>2</sup>



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**Radnor Lodge, Sussex Place, W2**

Gross internal area (approx.)  
 75 Sq m (805 Sq ft)  
 For identification only, Not to Scale

capital 020 8871 7722



**Second Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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