

PARKER JAMES ESTATES

Established since 1995



Sussex Gardens

London W2 1EU

- Available immediately
- First floor
- CCTV
- Two double bedrooms
- Edgware Road stations walking distance
- Unfurnished or furnished
- Lift Caretaker
- Newly decorated
- Fully fitted kitchen with new appliances
- Pubs and restaurants nearby

£595 Per Week

Sussex Gardens

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Available immediately on a unfurnished or furnished basis is this newly decorated first floor with lift in this mansion block in Paddington.

The 58 sqm property which has wood flooring throughout briefly comprises an entrance hall, reception room which facing Sussex Gardens, fully fitted kitchen with brand new integrated appliances, two double bedrooms and a fully tiled bathroom.

Cambridge Court is a secure building with CCTV and a resident Caretaker which occupies the corner of of Sussex Gardens and Edgware Road within walking distance of both Edware Road underground stations (Circle and Bakerloo lines) and close to Paddington (Great Western Railway and Heathrow Express) and Marylebone (Chilern Railways mainline stations).

Edgware Road and the immediate area is home to an excellent choice of shops including Marks and Spencer, Waitrose and a Tesco Express, welcoming local pubs and restaurants whilst pleasant outdoor space can be enjoyed in nearby St Mary's Churchyard, Paddington.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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