



**CAMBRIDGE COURT, SUSSEX GARDENS, HYDE PARK ESTATE, W2  
OFFERS OVER £295,000 LEASEHOLD**

**CASH BUYERS ONLY - A WELL-PROPORTIONED, ONE DOUBLE BEDROOM,  
FOURTH FLOOR (WITH LIFT) APARTMENT WITH ABOUT 51 YEARS  
REMAINING ON THE LEASE. THE PROPERTY IS IN NEED OF COMPLETE  
MODERNISATION.**

Paddington | 020 7467 5770 | paddington@winkworth.co.uk

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**DESCRIPTION:** Located in the heart of the Hyde Park Estate - W2, this Art Deco portered mansion block corners the attractive broad tree lined - Sussex Gardens and the multi-faceted and ever popular Edgware Road. The property is well placed for transport links, including Edgware Road St' (Circle, District and Hammersmith), Lancaster Gate St' (Central), and Paddington mainline St' (Incl' Heathrow Express and Elizabeth line).

LEASE: ABOUT 51 YEARS REMAINING | SERVICE CHARGE - ABOUT £3,600 PER ANNUM | GROUND RENT - ABOUT £75 PER ANNUM | COUNCIL TAX BAND: D



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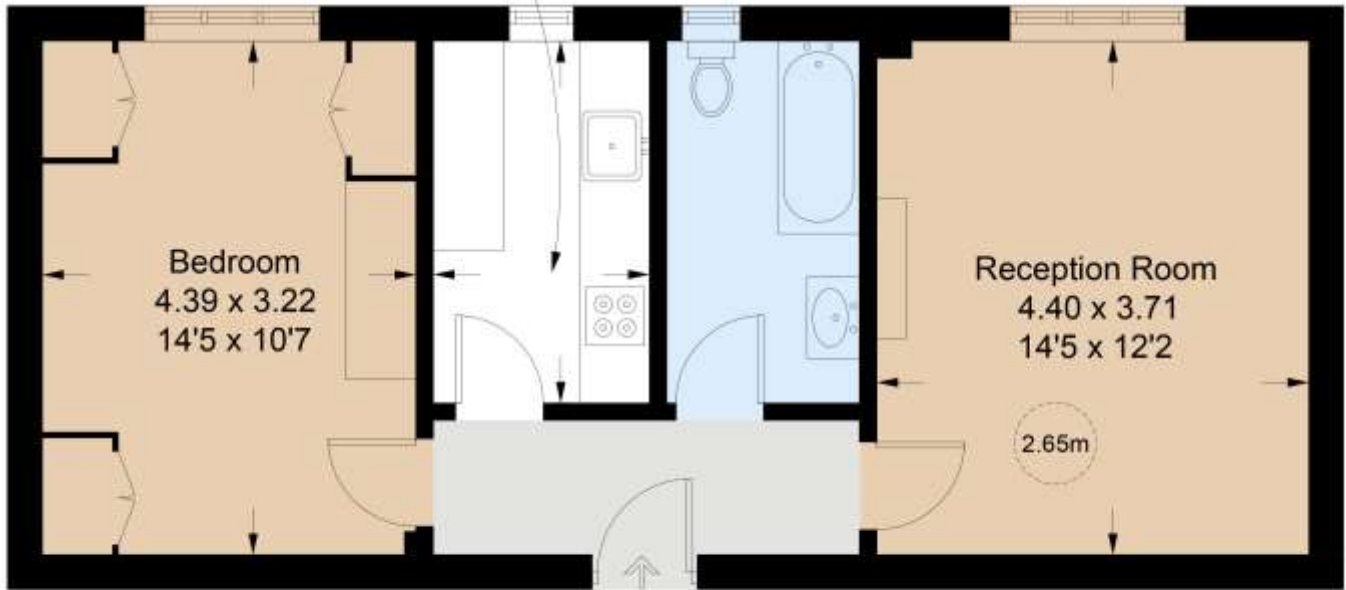
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# Cambridge Court

Approximate Gross Internal Area = 47.8 sq m / 514 sq ft



Kitchen  
3.08 x 1.83  
10'1 x 6'0

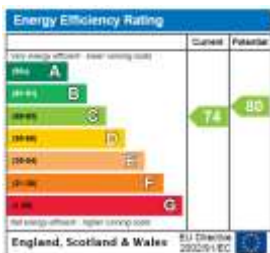


Fourth Floor

IN

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1007801)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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