

# cuvelo

Sussex Lodge,  
Sussex Place, W2



A beautiful 3 bedroom apartment on the first floor with lift and porter.

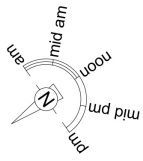
· 3 bedrooms · 3 en suite bathrooms · 1 laundry room · Demised garage parking space · Large double living room · Large open plan kitchen with dining area · \* Includes 2024 sinking fund

Price: £ 3,500,000  
Long Lease & Share of Freehold

Service charge £4,300 per quarter;  
sinking fund: please enquire

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Cuvelo Limited is a limited liability company registered in England and Wales with registered number 11424779.  
The office is at 3 Sussex Lodge Sussex Place, London W2 2SG.

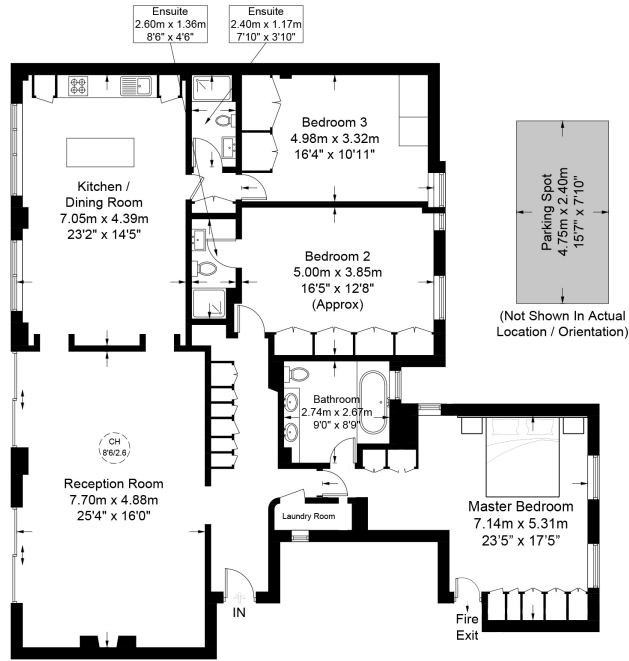


## Sussex Lodge, W2

Approximate Total demised area = 1874 sq ft / 173.1 sq m

Approximate Gross Internal Area = 1752 sq ft / 162.8 sq m

Underground car parking space = 122 sq ft / 11.34 sq m



First Floor



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID996263)

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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>		
(55-68) <b>D</b>	63	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Important information

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