



THE QUADRANGLE, W2

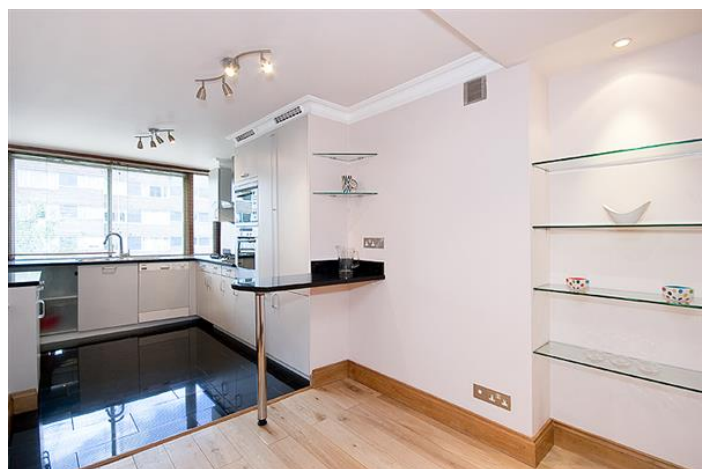
Price
£1,475,000

Located on the second floor is this newly refurbished two bedroom, two bathroom apartment close to Hyde Park. Situated in the low-rise West Block of this gated purpose built development is this newly refurbished and very bright two bedroom, two bathroom flat. On the right when you enter the apartment is a large eat-in kitchen, with a breakfast bar and built-in appliances. Next to this is a spacious living room with sliding doors opening onto the wide balcony. At the rear of the apartment there are two double bedrooms (one en-suite) and a family bathroom. The flat has air-conditioning, multiple storage cupboards and has been refurbished to a very high standard. The Quadrangle has 24 portorage, beautifully kept communal gardens and a lift. It is ideally located close to Marble Arch and Edgware Road tube stations, Paddington Mainline station and the wonderful open spaces of Hyde Park.

Details

- Reception
- Kitchen/Breakfast room
- Two bedrooms
- Two bathrooms
- Balcony

Lift
24 hour porter
Communal Gardens

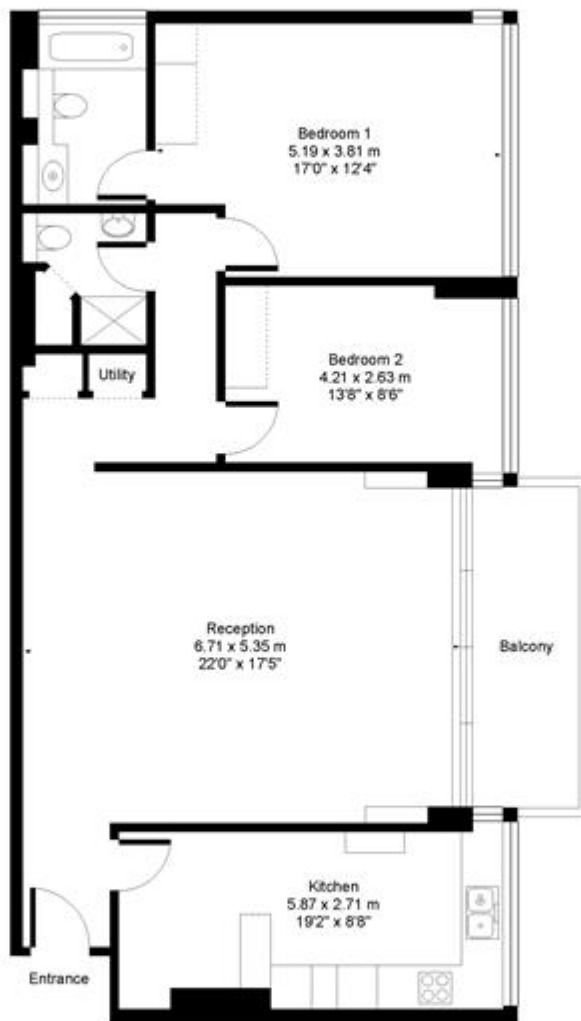




The Quadrangle Southwick Street, W2



Approx. Gross Floor Area = 103 sq.meters • 1120 sq.feet



SECOND FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 07974 264576

Terms and Conditions

Tenure: 70 years
 Borough: Westminster
 Price: £1,475,000

EPC Information

Energy Performance Certificate

67, The Quadrangle, LONDON, W2 2RR

Dwelling type: Mid-floor flat **Reference number:** 0548-7017-7258-3185-0984
Date of assessment: 04 August 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 05 August 2015 **Total floor area:** 103 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,070
Over 3 years you could save	£ 423

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 198 over 3 years	
Heating	£ 1,161 over 3 years	£ 1,068 over 3 years	
Hot Water	£ 546 over 3 years	£ 381 over 3 years	
Totals	£ 2,070	£ 1,647	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential	
	74	79	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£90	£ 135	✔
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 285	✔

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT