



## THE QUADRANGLE

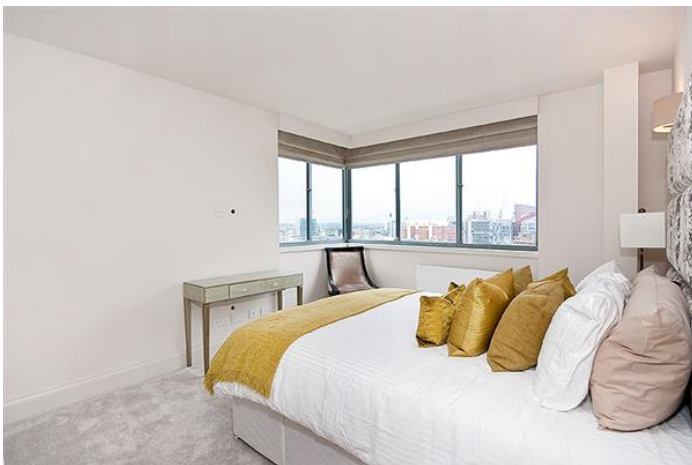
**Price**  
**£1,250,000**

A wonderful opportunity to purchase this stunning newly refurbished two bedroom purpose built apartment with far reaching views across the London skyline. Located on the 15th floor the accommodation comprises of reception with open plan kitchen, two double bedrooms, bathroom and shower room. Added benefits include 24 hour concierge, lifts and communal gardens.

The Quadrangle is a gated development brilliantly located just a short walk from Paddington Station, Marble Arch, Oxford Street and the open spaces of Hyde Park.

### Details

- Reception Room
- Open Plan Kitchen
- Two Double Bedrooms
- Bathroom
- Shower Room
- 24 Hour Concierge
- Communal Gardens
- Lifts



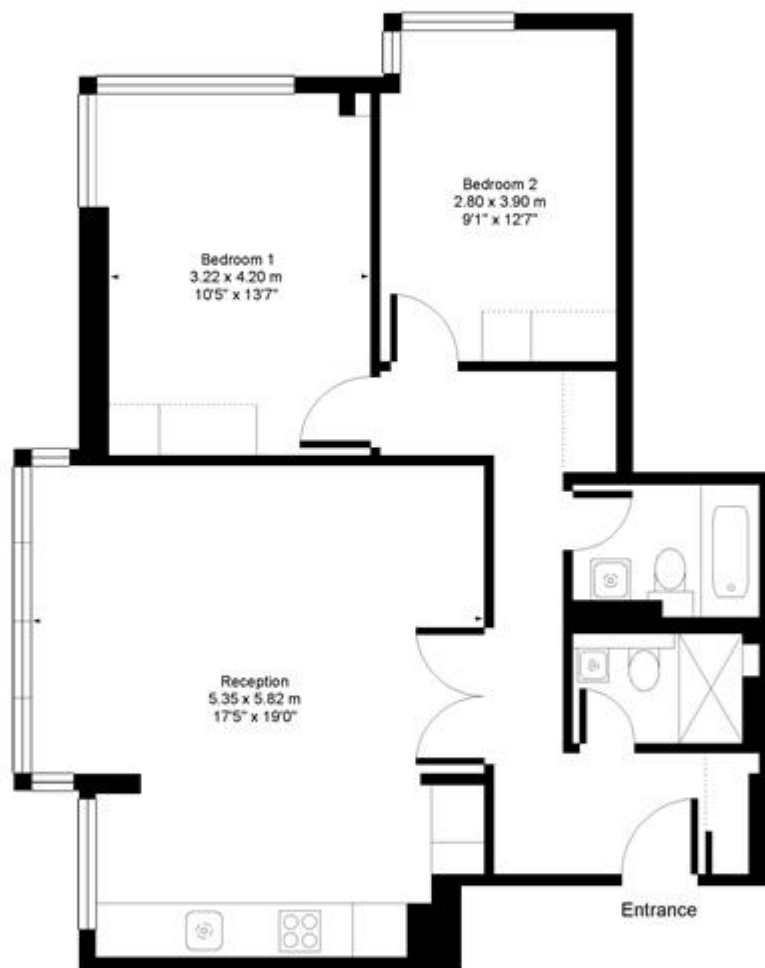




## The Quadrangle Southwick Street, W2



Approx. Gross Floor Area = 73 sq.meters • 794 sq.feet



### FIFTEENTH FLOOR

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

## Terms and Conditions

Tenure: 160 years  
 Borough: Westminster  
 Price: £1,250,000

## EPC Information

Energy Performance Certificate

**Flat 194 Quadrangle Tower, Cambridge Square, LONDON, W2 2PJ**

**Dwelling type:** Mid-floor flat      **Reference number:** 0322-2802-7324-9595-8341  
**Date of assessment:** 12 February 2015      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 12 February 2015      **Total floor area:** 72 m<sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,743</b>
<b>Over 3 years you could save</b>	<b>£ 252</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 147 over 3 years	
Heating	£ 1,152 over 3 years	£ 969 over 3 years	
Hot Water	£ 375 over 3 years	£ 375 over 3 years	
<b>Totals</b>	<b>£ 1,743</b>	<b>£ 1,491</b>	

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**

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**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	£25	£ 60	
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 192	✔

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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**