



## THE QUADRANGLE TOWER

**Price**  
**£1,100,000**

Situated on the 18th floor and with fantastic views across Hyde Park and the London skyline is this newly refurbished two bedroom purpose built apartment. The accommodation comprises reception room, kitchen, two bedrooms, bathroom and shower room.

Added benefits include 24 hour security, lifts and communal gardens.

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

VIEWINGS HIGHLY RECOMMENDED

### Details

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
Shower Room





## The Quadrangle Southwick Street, W2



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



### EIGHTEENTH FLOOR

For illustrative purposes only. Not to scale. Prepared by swan-photography.co.uk



## Terms and Conditions

Tenure: 160 years  
Borough: Westminster  
Price: £1,100,000

## EPC Information

Energy Performance Certificate

**Flat 212 Quadrangle Tower, Cambridge Square, LONDON, W2 2PJ**

**Dwelling type:** Mid-floor flat      **Reference number:** 8737-7820-1539-6468-4906  
**Date of assessment:** 08 October 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 09 October 2013      **Total floor area:** 71 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>£ 1,911</b>
<b>Over 3 years you could save</b>	<b>£ 852</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 135 over 3 years	
Heating	£ 1,326 over 3 years	£ 585 over 3 years	
Hot Water	£ 339 over 3 years	£ 339 over 3 years	
<b>Totals</b>	<b>£ 1,911</b>	<b>£ 1,059</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 Internal or external wall insulation	£4,000 - £14,000	£ 513	✓
2 Draught proofing	£80 - £120	£ 48	✓
3 Low energy lighting for all fixed outlets	£30	£ 96	

See page 3 for a full list of recommendations for this property.

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