

Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090



### 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



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Whilst Plaza Estates take due care in preparation of these particulars, the do not and are not intended to constitute the whole or any part of an offer or contract. Plaza Estates are not authorised by the vendor to make any representations or warranties of whatsoever nature. Nor do Plaza Estates, their servants, agents or employees accept responsibility for the accuracy of these particulars upon which any intending purchaser must satisfy himself by inspection or otherwise.



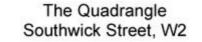
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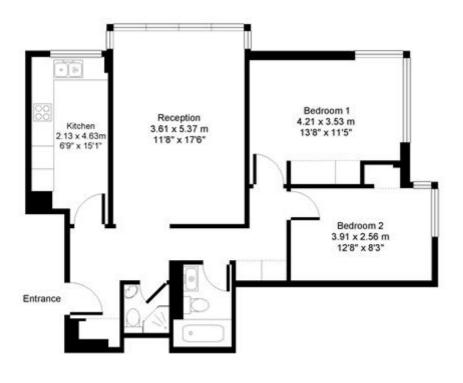


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Approx. Gross Floor Area = 73 sq.meters • 794 sq.feet



#### EIGHTEENTH FLOOR

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



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### **Terms and Conditions**

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

## **EPC Information**

lat 212 Quadrangle Tower,	Cambridge Square, L	ONDON, W2 2PJ		
Date of assessment: 08 C			nt: RdSAP, existin 71 m <sup>2</sup> efficient	39-6468-4906 ng dwelling
Estimated energy costs	of dwelling for 3 yea	irs:	£ 1,9	11
Over 3 years you could		£ 852		
Estimated energy co:	sts of this home			
	Current costs	Potential costs	Potentia	I future savings
lighting	£ 246 over 3 years	£ 135 over 3 years		
leating	£ 1,326 over 3 years	£ 585 over 3 years		ou could
fot Water	£ 339 over 3 years	£ 339 over 3 years		ave £ 852
Totals	£ 1,911	£ 1,059	ov	er 3 years
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# SUBJECT TO CONTRACT

## **VIEWING STRICTLY BY APPOINTMENT**

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