



## THE QUADRANGLE, CAMBRIDGE SQUARE W2

**Price**  
**£1,800,000**

A truly stunning penthouse apartment with unrivalled south westerly facing views across London and Hyde Park. Located on the 22nd floor the accommodation comprises of reception room, kitchen, three double bedrooms and two bathrooms. Added benefits include 24 hour concierge, communal gardens and lifts. The Quadrangle is a gated purpose built block brilliantly located just a short walk from Marble Arch tube station, Paddington, Oxford Street and the open spaces of Hyde Park.

### Details

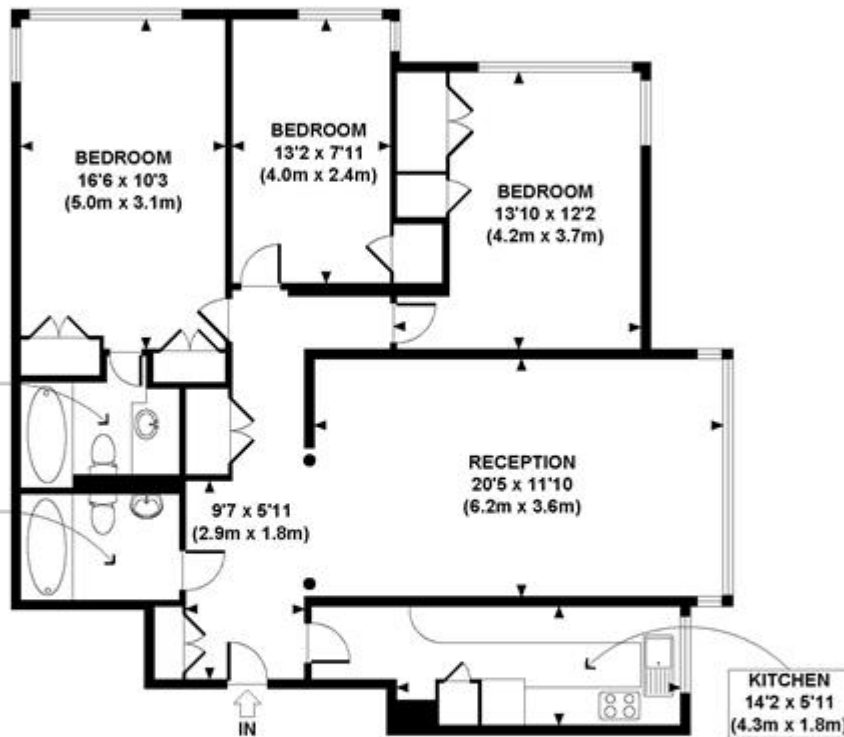
- Reception Room
- Kitchen
- Three Double Bedrooms
- Two Bathrooms
- Lift
- 24 Hour Porter
- Communal Gardens







## THE QUADRANGLE CAMBRIDGE SQUARE APPROX. GROSS INTERNAL FLOOR AREA 1110 SQ FT / 103 SQ M



TWENTY SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1110 SQ FT  
© PLAZA ESTATES

Floorplans are for identification and guideline purposes only, not to scale.

Compliant with RICS code of measuring practice. Floorplans supplied by [www.onlyfloorplans.com](http://www.onlyfloorplans.com)

## Terms and Conditions

Tenure: 162 years  
 Service Charge: £8,000.00  
 Borough: Westminster  
 Price: £1,800,000

## EPC Information

Energy Performance Certificate

**Flat 234 Quadrangle Tower, Cambridge Square, LONDON, W2 2PJ**

**Dwelling type:** Top-floor flat      **Reference number:** 9118-3084-7201-2884-0964  
**Date of assessment:** 19 September 2014      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 19 September 2014      **Total floor area:** 99 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>£ 3,741</b>
<b>Over 3 years you could save</b>	<b>£ 378</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 189 over 3 years	
Heating	£ 3,123 over 3 years	£ 2,883 over 3 years	
Hot Water	£ 342 over 3 years	£ 291 over 3 years	
<b>Totals</b>	<b>£ 3,741</b>	<b>£ 3,363</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**

Very energy efficient - lower running costs

Not energy efficient - higher running costs

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 Draught proofing	£80 - £120	£ 42	✔
2 Low energy lighting for all fixed outlets	£20	£ 75	
3 Heat recovery system for mixer showers	£585 - £725	£ 51	✔

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/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**