



Quadrangle Tower, Cambridge Square

London, W2

150
YEARS

HAMPTONS
INTERNATIONAL

Eleventh floor modern apartment

Hamptons International

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Two Bedrooms | Bathroom | Shower Room | Reception Room | Kitchen | Eleventh Floor | Residents Lifts | Porter | Far Reaching Views | Extended Lease | 841 sq ft / 78.1 sq m

Asking Price £885,000 Leasehold

Description

A two bedroom, two bathroom apartment within one of W2's popular gated developments with 24 hour portorage.

Having been tastefully refurbished by the current owners, this eleventh floor apartment (reached via secure residents lifts) has far reaching views, particularly from the bright reception room with floor to ceiling windows, taking in landmarks including The Shard and The London Eye.

Accommodation comprises reception room, separate kitchen, two bedrooms, bathroom and shower room.

Further benefits include an extended lease and extensive built in storage.

Location

Located within the Hyde Park Estate, this apartment is conveniently located for the amenities of Connaught Village including restaurants, cafes and a selection of local shops and boutiques.

Nearby underground stations include Edgware Road (Circle, District, Hammersmith & City and Bakerloo), Marble Arch (Central) and Paddington Station (Circle, District, Bakerloo, Hammersmith & City, National Rail, Heathrow Express). The widely anticipated CrossRail / Elizabeth line will connect London east to west with a major hub at Paddington. For motorists the A40 is also accessible.

Additional Information

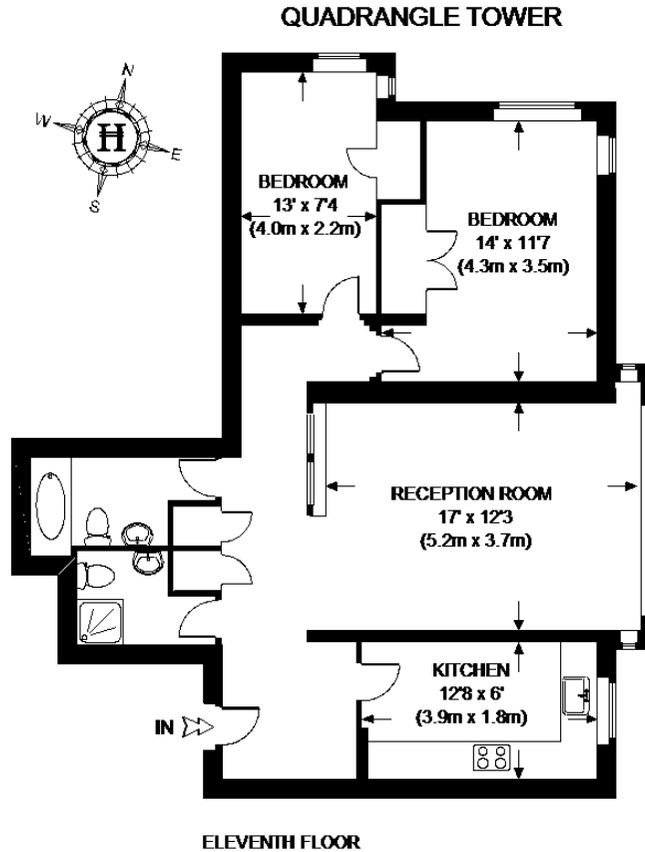
Leasehold: Expires 24.12.2175

Service Charge: £TBC

Ground Rent: Peppercorn



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**APPROXIMATE GROSS INTERNAL AREA =
TOTAL = 841 SQ.FT. (78.1 SQ. M.)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

