



Asking Price £1,100,000

TENURE : LEASEHOLD

The Quadrangle, W2, London

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

**2 bed flat/ 1011 sqft- 94 sqm
approx**

1st Floor/ Lift

**Secure & sought after
development**

Long Lease/ 153 years approx

Close to Paddington Station

**Edgware Rd & Marble Arch
Stations are also nearby**

Metropole Properties

33 Southwick Street, London, W2 1JQ

sales@metropoleproperty.com | 02072625844

Website: metropoleproperty.com

**METROPOLE
PROPERTIES**

Metropole Properties are pleased to bring into the market this substantial 2 bedroom 2 bathroom apartment situated on the first floor of The Quadrangle.

The Quadrangle is a sought after development in The Hyde Park Estates, located only moments away from Paddington Station (Bakerloo, Circle, District and Hammersmith & City lines, Elizabeth Line, Heathrow Express, Great Western Railway). Edgware Road and Marble Arch train stations are also nearby.

Benefiting from gated entrance, 24 hours porterage, entry phone system with CCTV monitoring and lifts and arranged over 1011 sqft- 95 sqm approximately, this bright and spacious accommodation comprises of a vast reception room with access to balcony with views over the communal gardens, a large bedroom with en-suite bathroom; a second double bedroom, a separate fully fitted kitchen; a family bathroom and a hallway.

Ideally located few minutes' walk from the green open spaces of The Hyde Park with easy access to all local amenities and shopping facilities of Marylebone, Oxford Street and the West End, this impressive apartment has a long remaining lease, boasts big potential and would make an ideal family home and a solid rental investment. Early viewing is recommended!

Tenure: Leasehold, 153 years approx

Ground Rent: £400 approx additional rent TBC

Service Charge: £8500-£9000 pa approx (includes sinking fund)

Asking Price: £1,100,000 Subject To Contract

1. AML regulations:

Intending purchasers will be asked to produce identification documentation at a later stage.

2. General:

While we endeavor to make our sales particulars accurate, fair, and reliable, these are only a description and general guide to the property. Kindly contact our office should you require further details or clarification before requesting a viewing and we will be pleased to check the position for you.

3. Particulars:

These particulars are issued in good faith. However, Particulars do not constitute representations of fact and do not form part of any offer or sale contract. The matters referred to in the particulars should be independently verified by prospective buyers.

4. Measurements:

The measurements indicated in the description and on the floor plans are supplied for guidance only and as such must be considered incorrect.

5. Services:

Please note that we have not tested the services or any of the appliances in this property. Therefore, we strongly advise prospective buyers to conduct their own surveys or service reports before finalizing their purchase.

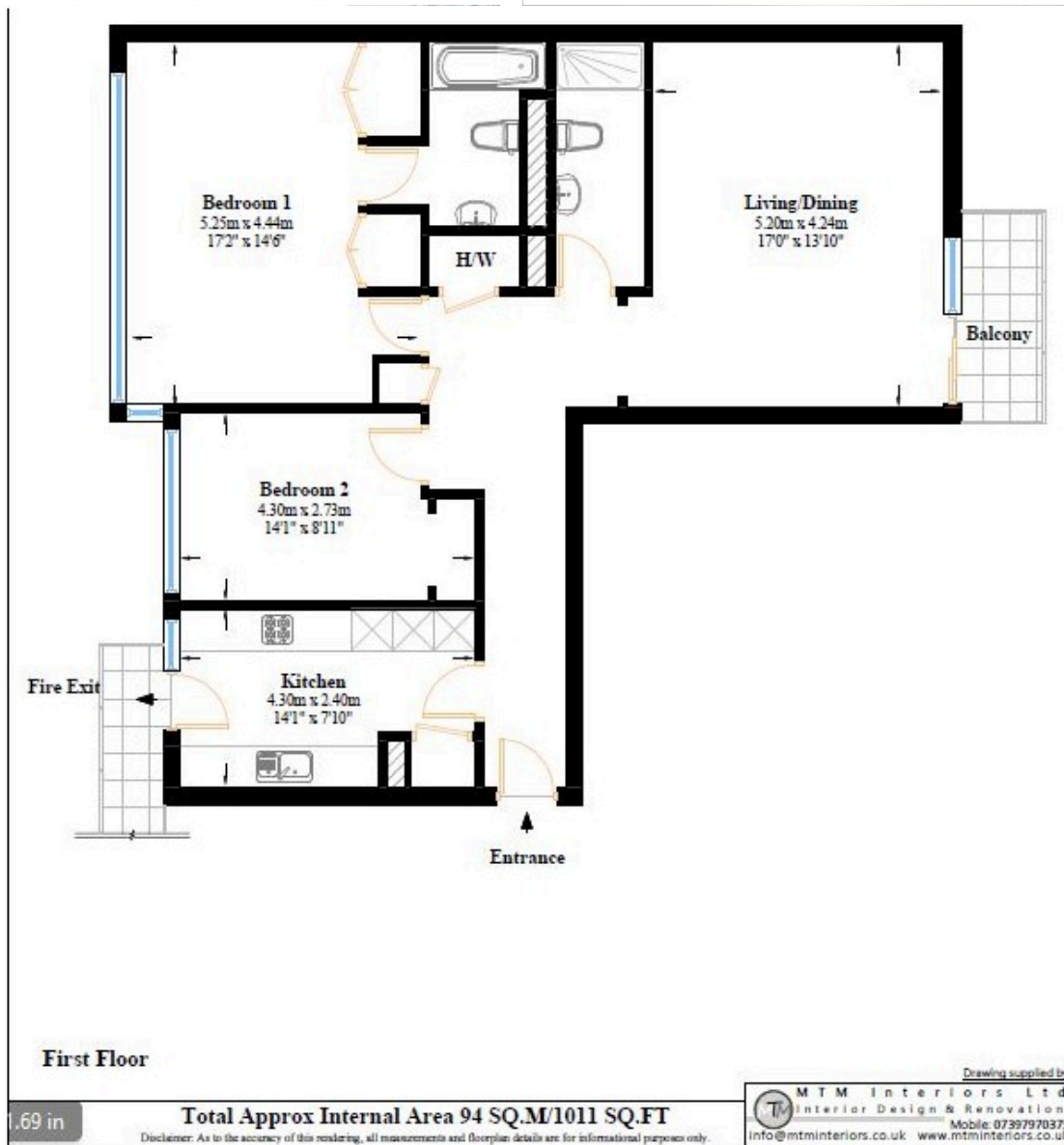
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	62 D
39-54	E		
21-38	F		
1-20	G		