



An elegant two bedroom apartment with a private balcony and 24 hour porterage situated in the Hyde Park Estate.

The Quadrangle, Hyde Park Estate, London, W2

Guide price £925,000

Leasehold (approximately 64 years remaining)

savills

Reception room • Kitchen • Two bedrooms • Bathroom • Guest cloakroom • Balcony • Raised ground floor • South facing • 24 hour porter • Service charge: approximately £6,800 pa • Ground rent: approximately £800 pa

Local Information

The Quadrangle is situated in the heart of the Hyde Park Estate, just moments away from Connaught Village and a vast array of restaurants and high end boutiques. This location is excellent for the world class amenities of neighbouring Mayfair and Marylebone, along with the green expanses of Hyde Park.

The transport links are excellent, with the closest stations being Edgware Road underground station (0.4 miles), Paddington underground and train station (0.4 miles) and Marble Arch underground station (0.6 miles).

Please note all distances are approximate.

About this property

This beautifully presented apartment is situated across the raised ground floor of arguably the most sought after building in this development. With excellent proportions, the accommodation comprises a bright and spacious reception room which opens out on to a private south facing balcony, separate kitchen, two bedrooms with built in wardrobes, bathroom, guest cloakroom and ample storage throughout. The reception room, kitchen and both bedrooms are all south facing allowing fabulous natural light throughout, and the apartment further benefits from underfloor

heating in both the kitchen and bathroom, and electric blinds.

Tenure

Leasehold (approximately 64 years remaining)

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office. Telephone: +44 (0) 20 7578 5100.



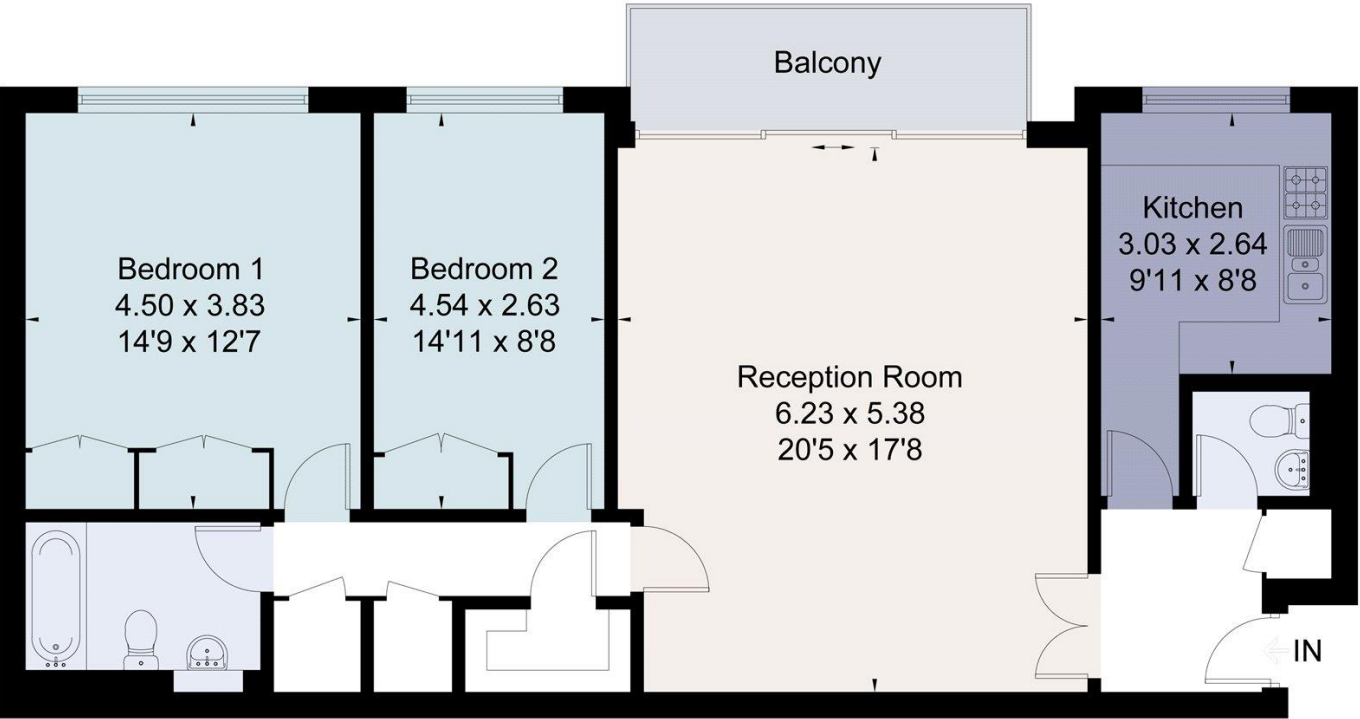


The Quadrangle, Hyde Park Estate, London, W2
Gross Internal Area 1044 sq ft, 97 m²

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Approximate Area = 97.0 sq m / 1044 sq ft
Balcony = 6.4 sq m / 69 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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