



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Situated in The Quadrangle in the heart of Paddington is this second floor, two bedroom, two bathroom apartment.

THE QUADRANGLE, W2

Guide Price: £800,000

This second floor, two bedroom, two bathroom apartment is situated in The Quadrangle in the heart of Paddington.

The property is an ideal investment requiring a complete renovation and is being sold with a short good-sized lease.

The unit stretches over 1000 square feet with two double bedrooms, two bathrooms (one ensuite), a private balcony overlooking the communal gardens accessible from the lounge and a good sized separate kitchen.

The grounds offer 24 hours portorage, communal gardens and residents' lifts.

Located within a short distance of both Edgware Road and Paddington rail and underground stations as well as 0.6 miles from Marble Arch underground station.

Chain free and sold with vacant possession.



Chain Free
Ground Rent: £800 pa
Service Charge: £11,565 pa



THE QUADRANGLE W2

The Quadrangle W2

- Chain Free and Vacant Possession
- Two Double Bedrooms
- Two Bathrooms, One En Suite
- Large Reception Room
- Private Balcony
- Short Lease
- 24 Hour Porter and Resident Lift
- Communal Gardens and Roof Terrace



1013 sq ft | Council tax band: G | EPC rating: D

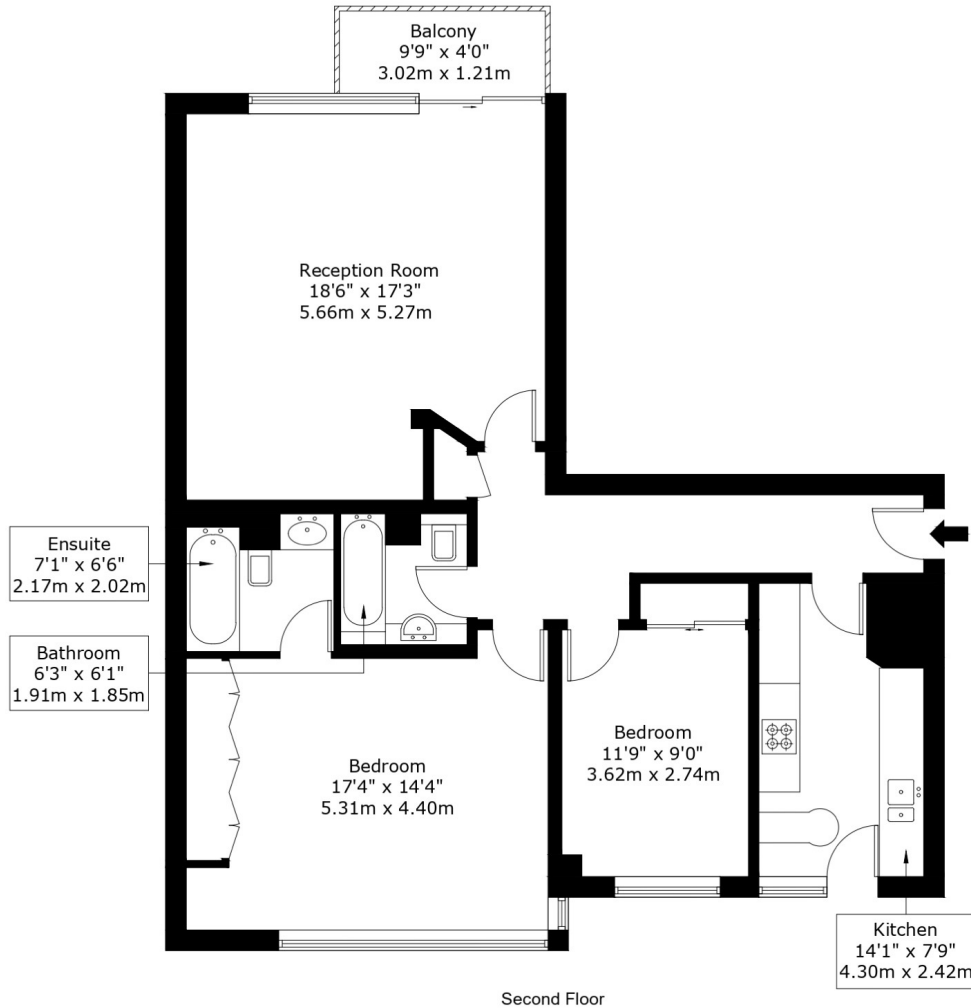
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92–100) A		
(81–91) B		
(69–80) C		
(55–68) D	67	79
(39–54) E		
(21–38) F		
(1–20) G		
<i>Not energy efficient – higher running costs</i>		

Approx Gross Internal Area
1013 sq ft / 91.14 sq m

Balcony Area
39 sq ft / 3.65 sq m

Total Area
1052 sq ft / 97.79 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright © Pixangle

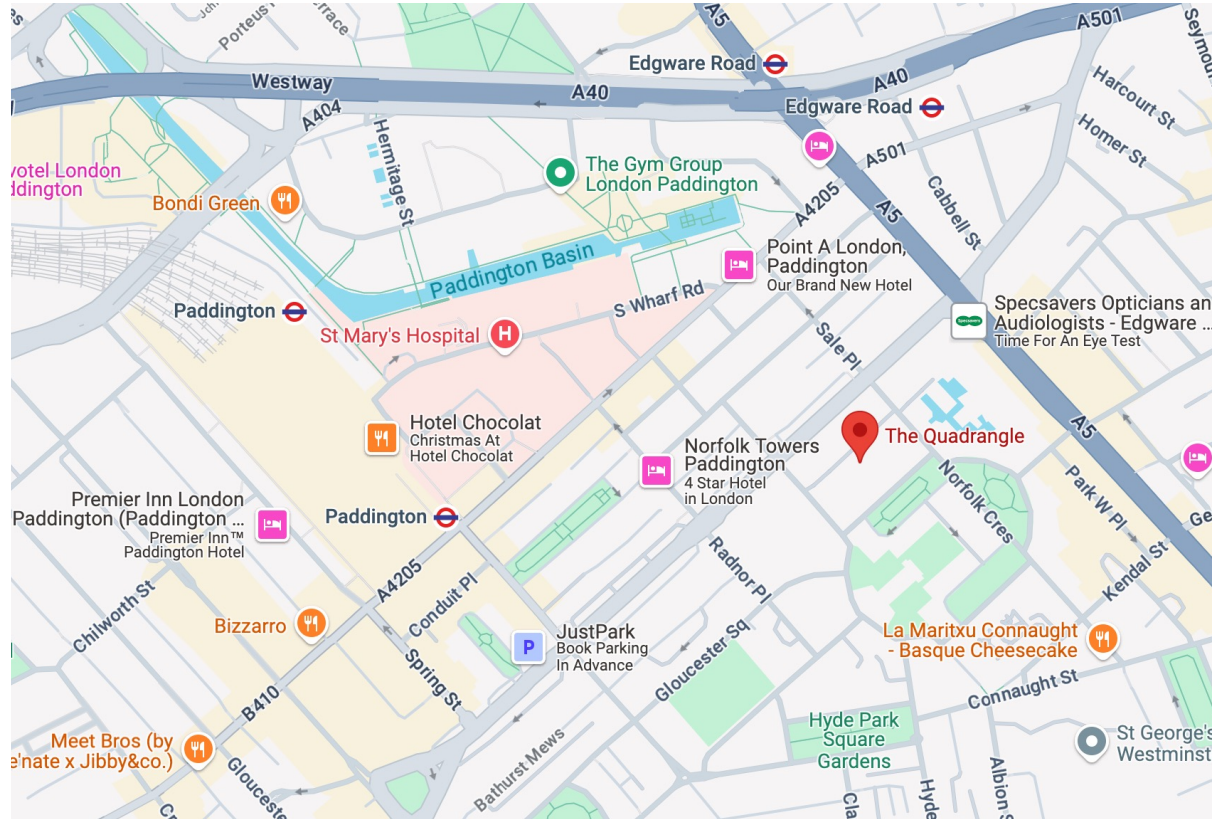


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