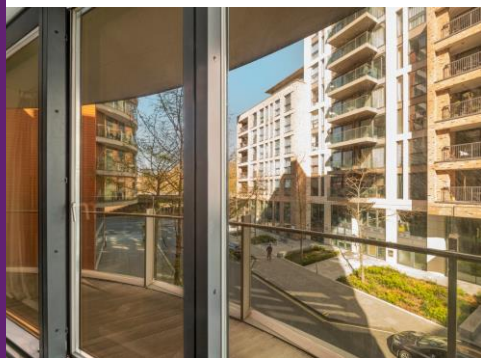




# Marshall Building

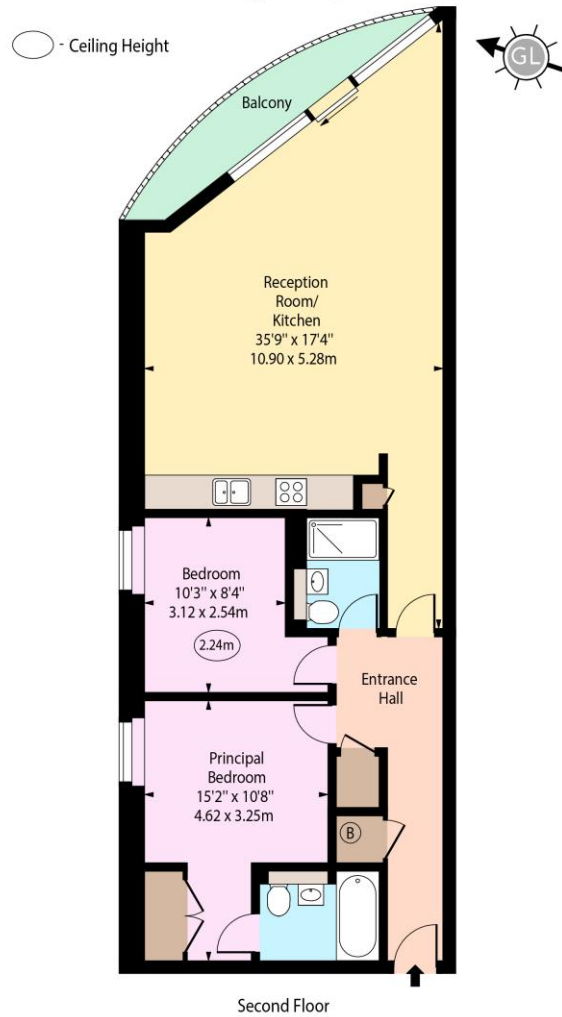
3 Hermitage Street, W2

Asking Price £675,000

This modern two-bedroom, two-bathroom apartment is situated on the second floor of a contemporary new build development in Paddington Basin. The property features a spacious open-plan kitchen and reception area that opens onto a private balcony.

**CHESTERTONS**

Marshall Building,  
Hermitage Street, W2



Second Floor

Approx Gross Internal Area 848 Sq Ft - 78.78 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 027309E

**Tenure:** Leasehold 968 years 11 months

**Service Charge:** £11,038 per annum

**Ground Rent:** £150 per annum

**Local Authority:** City of Westminster

**Council Tax Band:** F

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 80      | 86        |
| (55-68) <b>D</b>                            |         |           |
| (38-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Chestertons Hyde Park & Marylebone Sales

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London

W2 2AB

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