



The Quadrangle, Hyde Park W2

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# The Quadrangle, Hyde Park W2

Located on the prestigious Hyde Park Estate, this ground floor three bedroom apartment measures approximately 116.4 sq. m. (1253 sq. ft.).

The property comprises of a sizeable reception room with space for dining and a separate fitted kitchen with ample workspace, fitted cabinets and integrated appliances.

Accessed from the main hallway, a great principal bedroom with fitted wardrobes and an en suite shower room, second bedroom with fitted wardrobes, third bedroom and contemporary family shower room.



**Guide price:** £950,000

**Tenure:** Leasehold: approximately 61 years remaining

**Service charge:** £11,346.32 per annum plus £4200 PA res fund, reviewed every year, next review due 2025

**Ground rent:** £500 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** G











This is a gated development and features a communal garden and 24 hour concierge service. This apartment is ideally situated with garden views from both back and front and onsite parking can be rented via separate negotiation.

The Quadrangle is located on the prestigious Hyde Park Estate offering easy access to the beautiful open spaces of Hyde Park. Lancaster Gate (Central line), Edgware Road (Bakerloo, Circle, District, Hammersmith & City lines) and Paddington Mainline (National Rail, Heathrow Express) and Elizabeth line stations are all within close proximity.

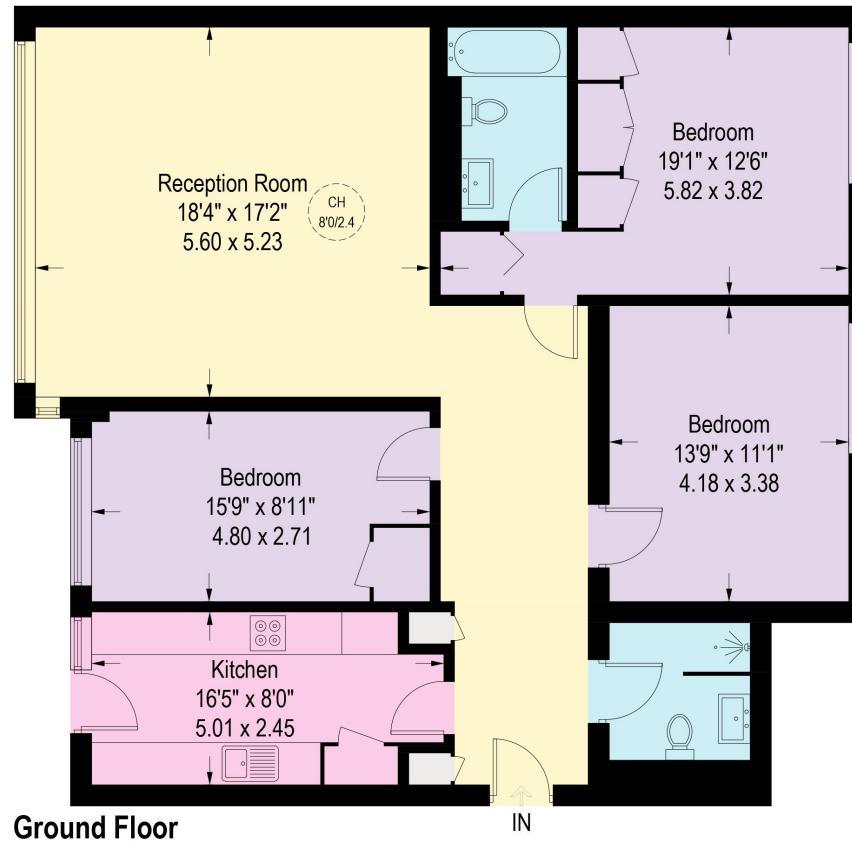


## Southwick Street, London, W2

Approximate Gross Internal Area = 1253 sq ft / 116.4 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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