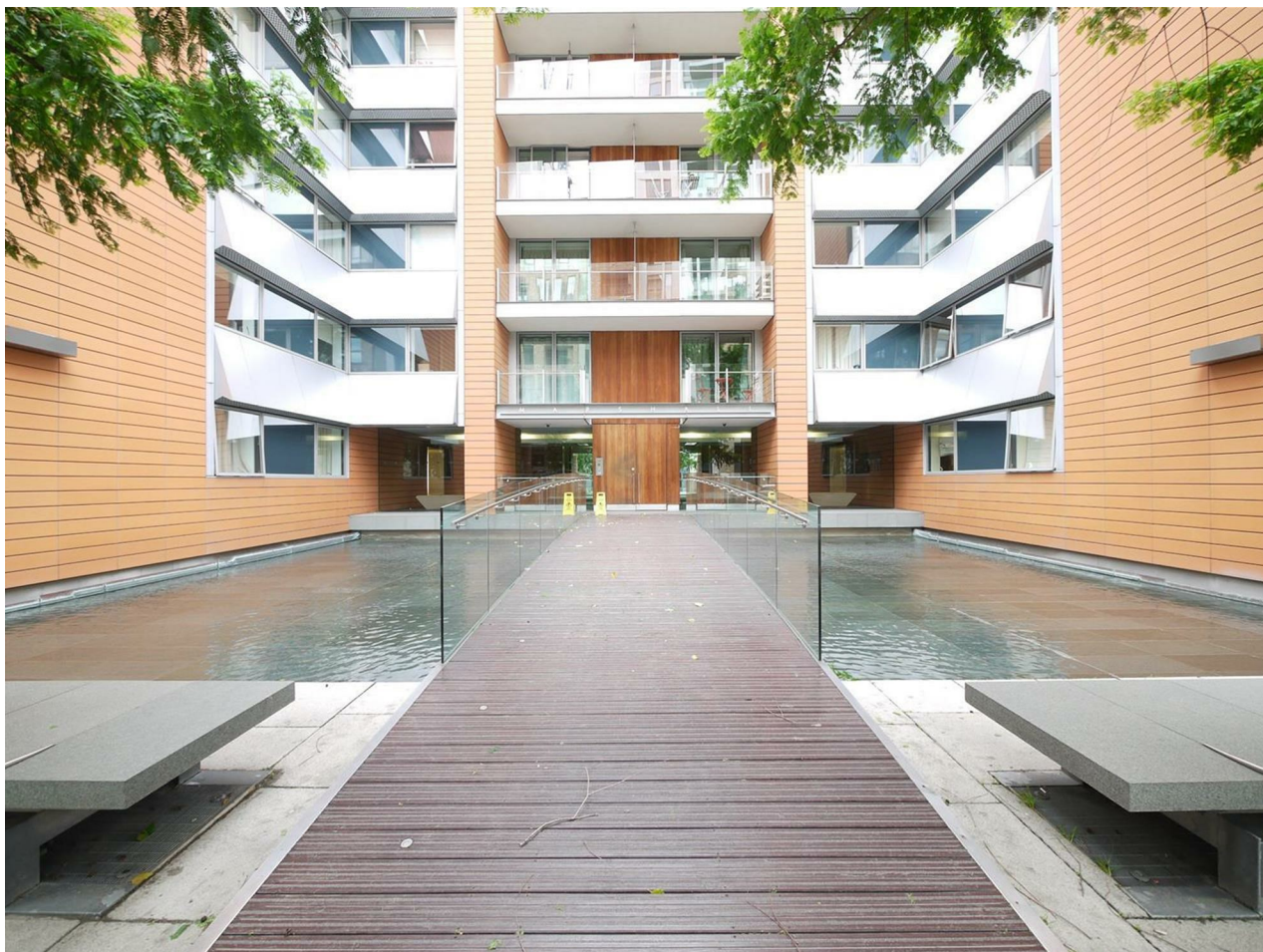




## HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

### **Marshall Building, Hermitage Street, London**



**Price £895,000**

Located in the Marshall Building, in the popular Paddington Basin, is this well presented two bedroom fifth floor modern apartment. The property comprises an open plan reception room with a modern fitted kitchen & front facing balcony, main bedroom with fitted wardrobes and en ensuite bathroom, second bedroom, shower room and laundry cupboard. Additional benefits are the comfort cooling, 24 hour concierge & includes underground parking.

Excellent transport links include Paddington Station (Bakerloo, Hammersmith & City, Circle, District lines, National Rail services, Heathrow Express and Elizabeth Line), Edgware Road (Circle, District, Hammersmith & City and Bakerloo lines), Lancaster Gate & Marble Arch (Central line).

Long lease over 900 years

Service Charge - £10,000 per annum estimate

94 Queensway, London W2 3RR  
T: +44 207 229 4495 E: [info@hydeparkagencies.com](mailto:info@hydeparkagencies.com)

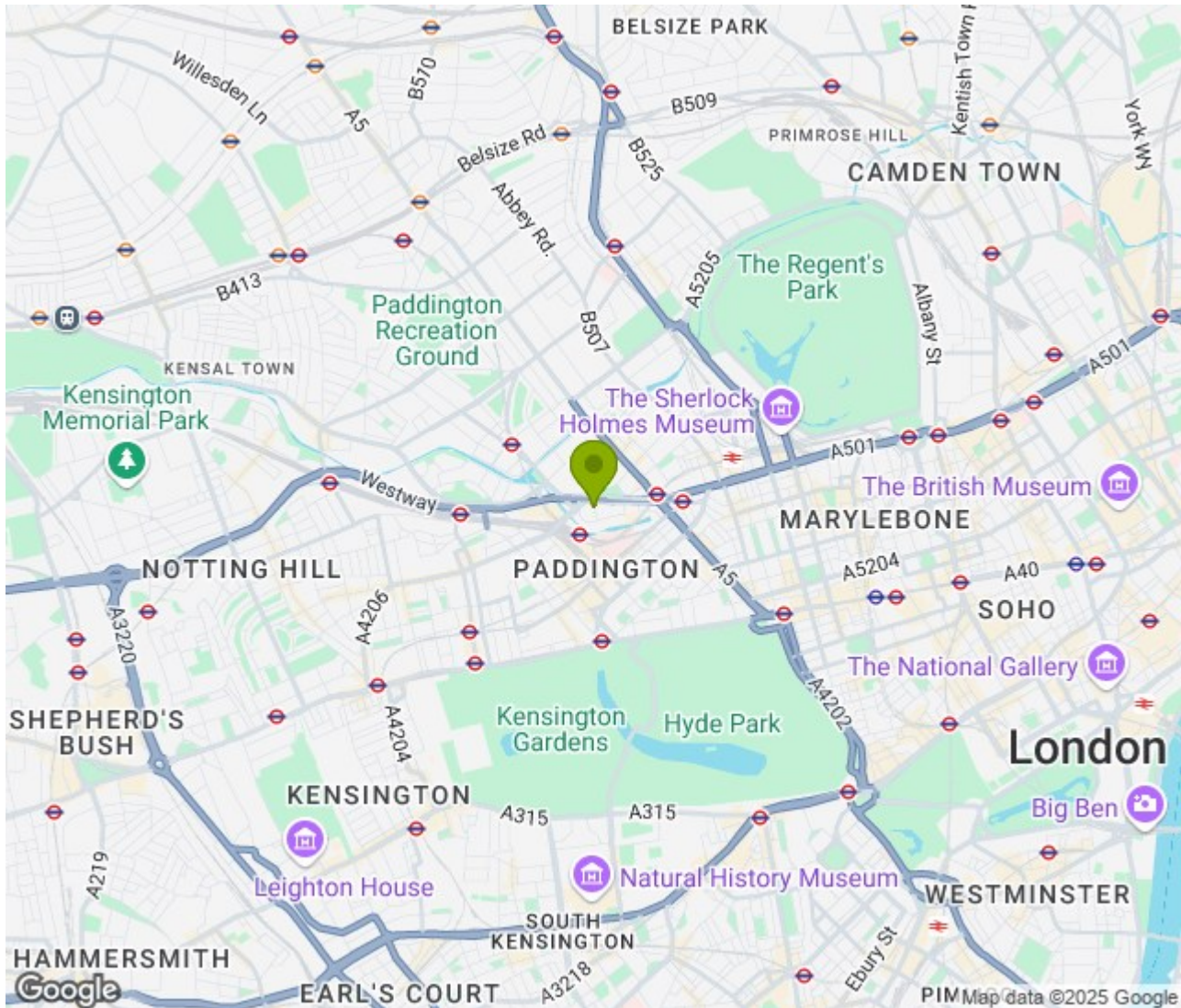
[www.hydeparkagencies.com](http://www.hydeparkagencies.com)



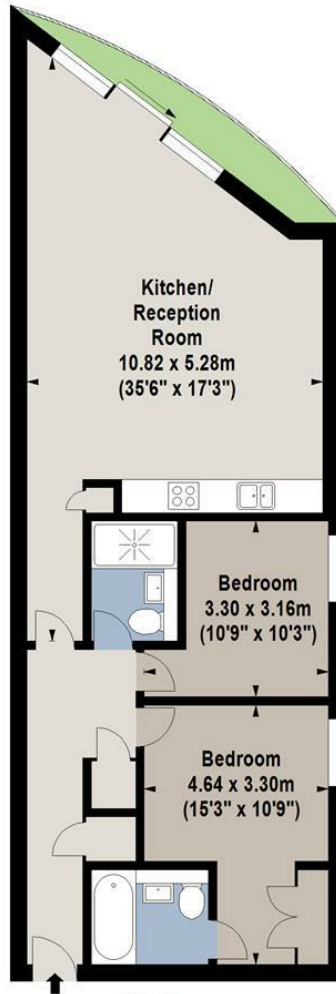




**Location:** 3 Hermitage Street, London







Fifth Floor

For Identification Purposes Only. Not To Scale. © www.totalvista.uk 2021

Marshall Building,  
Hermitage Street, W2

Approx. Gross Internal Area  
78.04 Sq M - 840 Sq Ft



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	