

# Auction



Quadrangle Tower, Cambridge Square,  
Hyde Park Estate, W2

Guide Price £820,000, Leasehold

NAPIER WATT

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## Description

Napier Watt are pleased to offer this extremely bright and well laid out, three bedroom apartment for sale by auction.

The property is set on the 8th floor of this sought after, gated modern development. The apartment is held on the 151 years lease and has bright south westerly views. Internally, the property offers 1,088 sqft / 101 sqm.

Entrance Hall : Reception Room : Kitchen : 3 Bedrooms : 2 Bathrooms (1 En-Suite) : Gated Development : Communal Gardens :

This property is available for sale via online auction, suitable for both mortgage buyers and cash buyers. The winning bidder must pay a non-refundable reservation fee of 2%+VAT (minimum £10,000). This fee, minus the Bamboo fee of £1,500+VAT, will be sent to the vendor's solicitor as a contribution towards the purchase price.

This property is for sale via online auction. Suitable for those requiring a mortgage and also cash buyers.

## Key Features

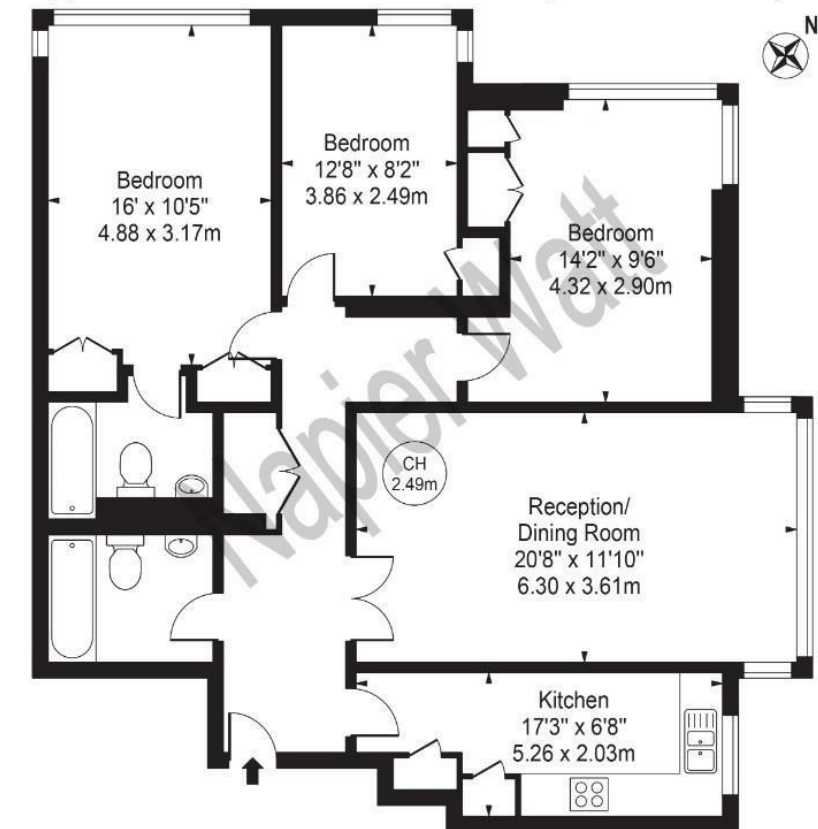
- EIGHT FLOOR WITH LIFT
- SOUTH WESTERLY ASPECT
- 24 HOUR PORTERAGE
- GATED DEVELOPMENT
- BRIGHT VIEWS
- IN NEED OF UPDATING
- COMMUNAL GARDENS

## Terms

Leasehold : 1 October 2007 to 24 December 2175 , 151 years  
 Service Charge : £3,328 per quarter & Reserve Fund £854 per quarter  
 Ground Rent £0  
 Council Tax Band Westminster Band G  
 EPC EXPIRED C

## Quadrangle Tower

Approx. Gross Internal Area 1088 Sq Ft - 101.07 Sq M



## Eighth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.