





FOR SALE

2 BEDROOMS, 2 BATHROOMS, 1 RECEPTION, 1 BALCONY

2 Bed 2 Bath Apartment with Large Private Balcony in The Quadrangle, W2



Set within one of W2's most sought-after addresses, this beautifully presented two-bedroom, two-bathroom apartment offers over 1,152 sq ft of well-proportioned living space in The Quadrangle's most desirable block. Positioned to enjoy an abundance of natural light, the accommodation features an expansive, elegant reception room alongside a separate, high-specification kitchen fitted with premium branded appliances, including built-in microwave, and a large double-door fridge freezer.

The interior is further elevated by unique statement furniture throughout, anchored by a striking built-in marble dining table in the reception area. Extending the living space outdoors is a generous private balcony, a rare and highly coveted asset for the building that is ideal for entertaining or relaxing. Please note, the property is held on a lease with approximately 59 years remaining, offering an ideal opportunity for an investor, London base, or homebuyer seeking a prestigious address with lease extension potential.



The Quadrangle is a landmark, gated residential development renowned for its 24/7 concierge service and exceptionally high standard of security. Residents also enjoy the convenience of secure underground car parking available to rent separately, subject to availability. Situated in a vibrant quarter of Central London, the property is moments from the world-famous open spaces of Hyde Park, the boutique shopping of Marylebone, and the diverse dining choices across Oxford Street and the West End.

Transport links are outstanding, with Paddington, Edgware Road, and Marble Arch stations all within a 10-minute walk. Residents benefit from effortless travel across London via multiple Underground lines, rapid transit to the City and Canary Wharf via the Elizabeth Line, and direct access to international travel via the Heathrow Express.



PROPERTY

THE QUADRANGLE, LONDON, W2

At a glance:

2 Bedrooms, 2 Bathrooms

Generous Private Balcony

Sleek Contemporary Design

Ample Built-In Storage Throughout

High-Specification Kitchen

Prime Location Near Hyde Park & Paddington

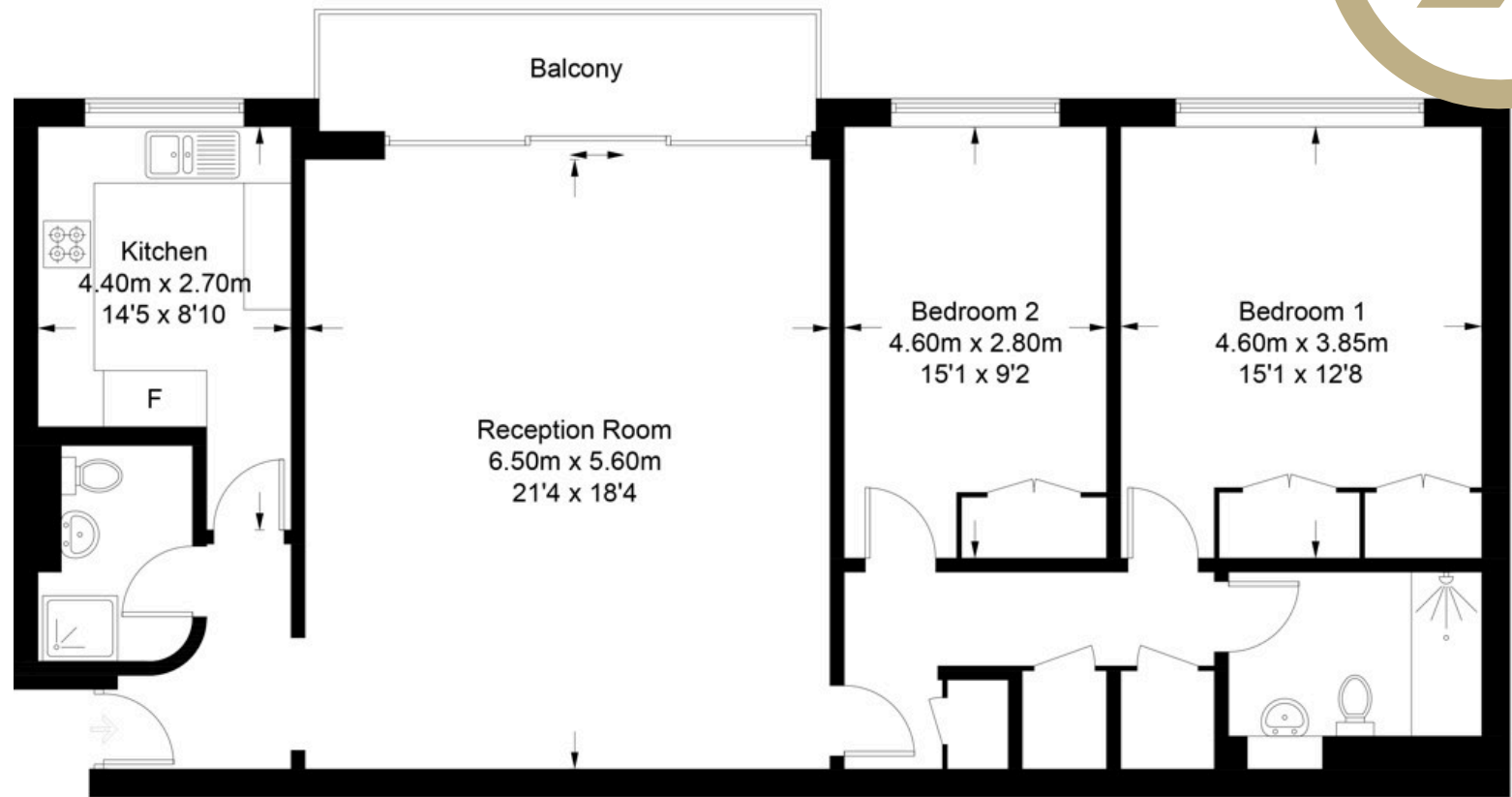
Other Information

Lease Length: 59 years remaining



90 Quadrangle

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Approximate Gross Internal Area = 107.0 sq m / 1152 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Specifically, no guarantee is given on the floor area of the property and if quoted on this plan any figure given is for guidance only and should not be relied on as a basis of valuation.

Produced for Century 21

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	