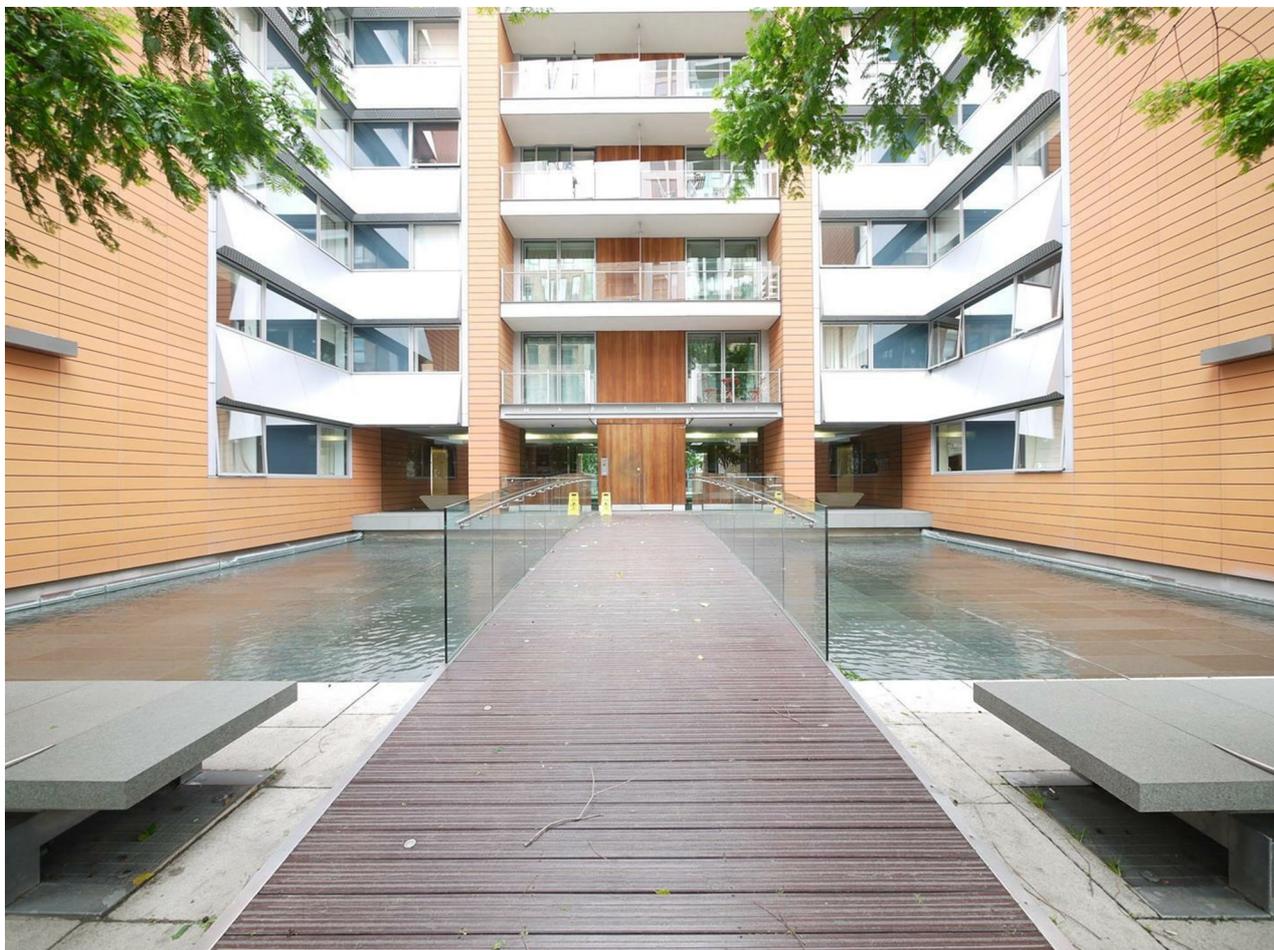




HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

Marshall Building, Hermitage Street, London



Price £795,000

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

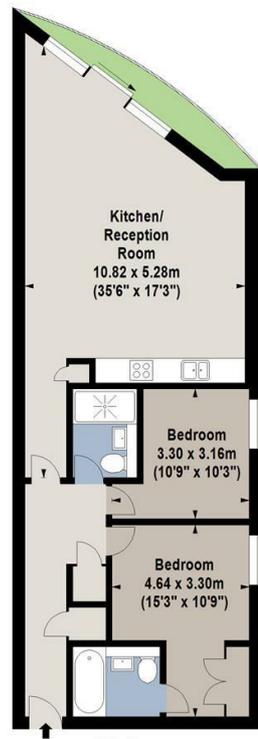
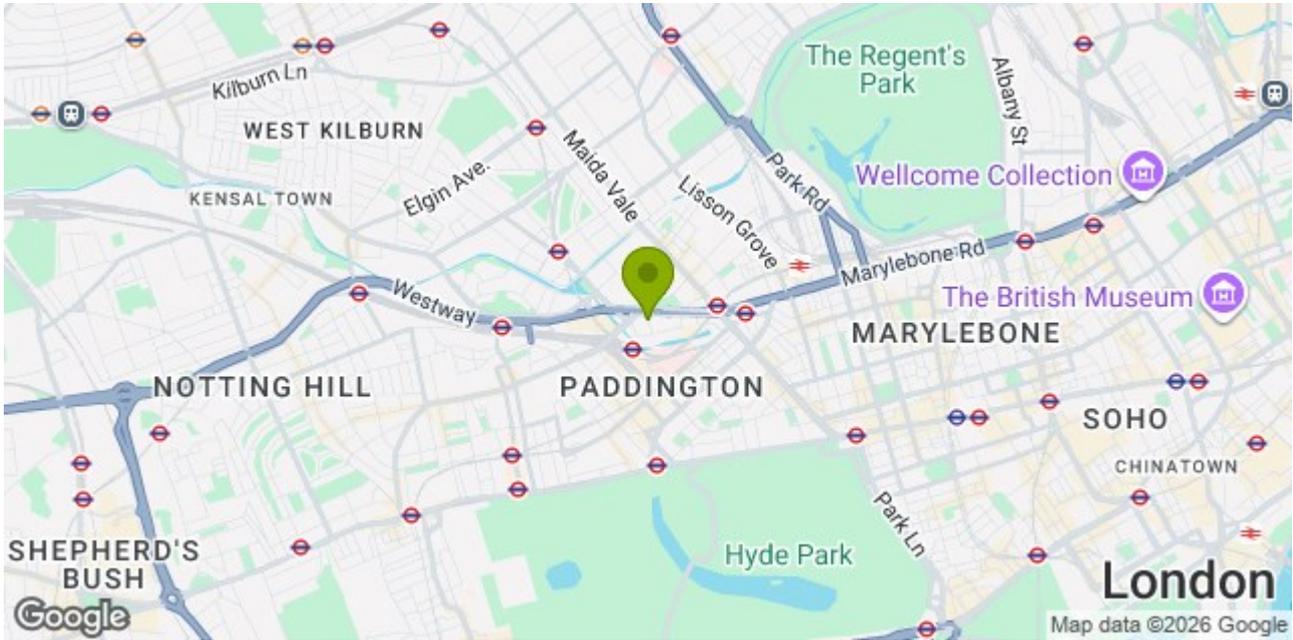
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Location: 3 Hermitage Street, London



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Marshall Building,
Hermitage Street, W2

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





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	