Quadrangle Tower, Cambridge Square, Hyde Park Estate, W2

£850,000, Leasehold

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THE QUADRANGLE

Description

Napier Watt are pleased to offer this bright and well-proportioned three-bedroom apartment in Quadrangle Tower, a sought-after gated development within the prestigious Hyde Park Estate. Situated on the 5th floor, the apartment benefits from bright south-westerly views and extends to approximately 1,088 sq ft / 101 sq m.

The accommodation comprises a spacious reception room, separate kitchen, three bedrooms and two bathrooms (one en-suite). Residents benefit from 24-hour concierge, lift access, secure gated entry and communal gardens.

Ideally located moments from Hyde Park and close to the amenities of Marble Arch, Oxford Street and Marylebone, with Marble Arch Underground Station nearby for excellent transport links across London.

Key Features

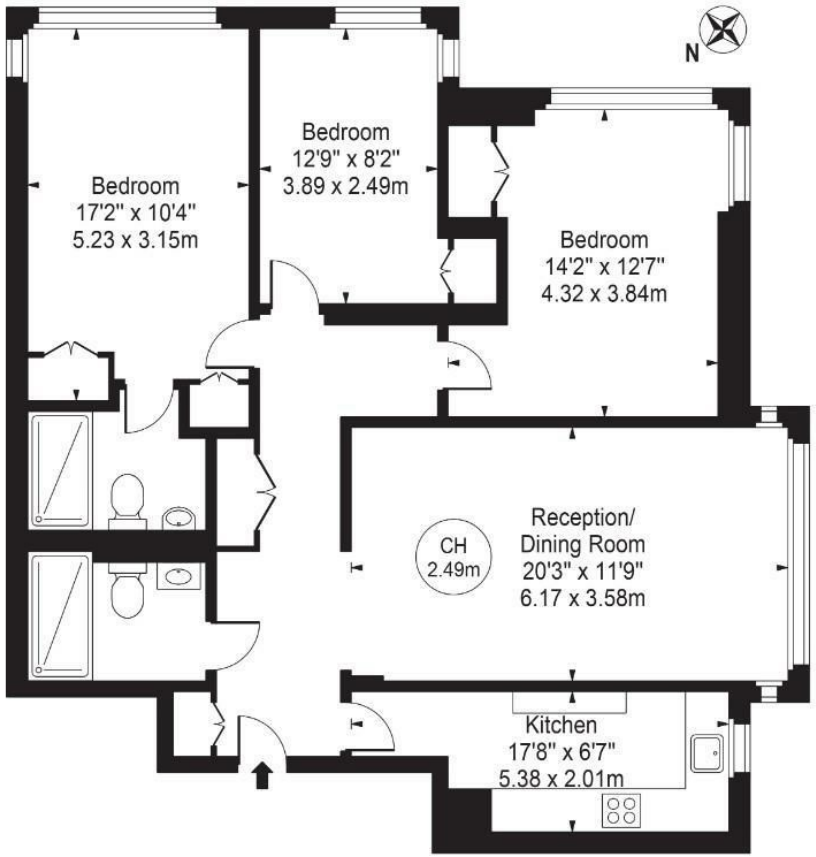
- 24 HOURS COMCIERGE
- SOUTH WEST ASPECT
- GATED DEVELOPMENT
- MINUTES WALK FROM EDGWARE ROAD STATION
- 5TH FLOOR WITH LIFT
- COMMUNAL GARDENS
- HYDE PARK ESTATE

Terms

Leasehold - 59 years remaining
Service Charge - £12,944.40 pa inc reserve fund
Ground Rent - £500 pa

Quadrangle Tower

Approx. Gross Internal Area 1088 Sq Ft - 101.08 Sq M



Fifth 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.