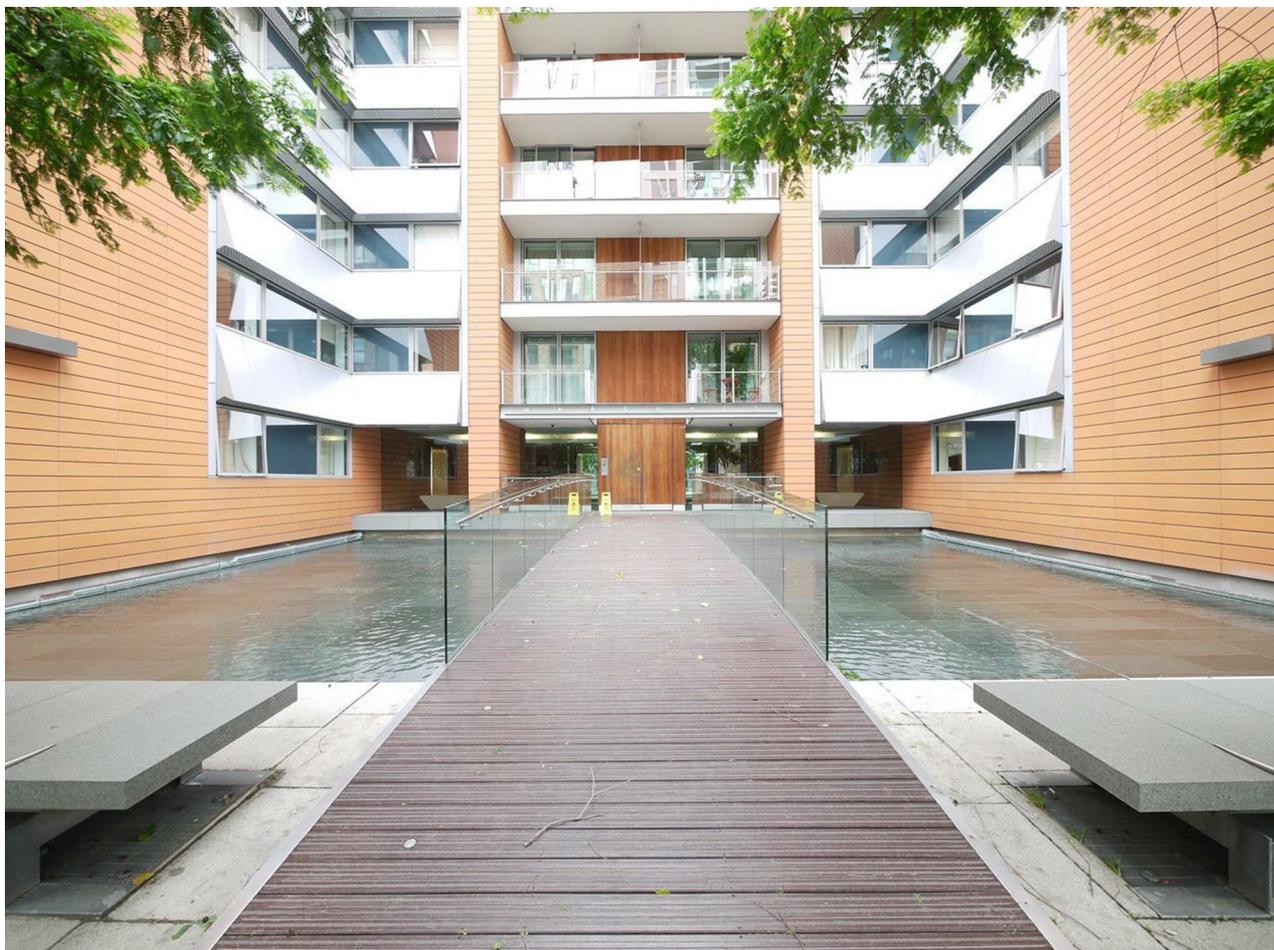




## HYDE PARK AGENCIES

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

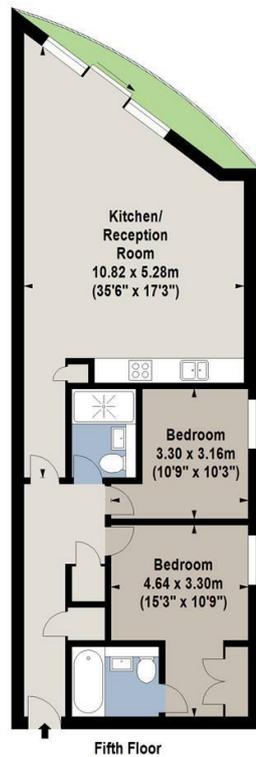
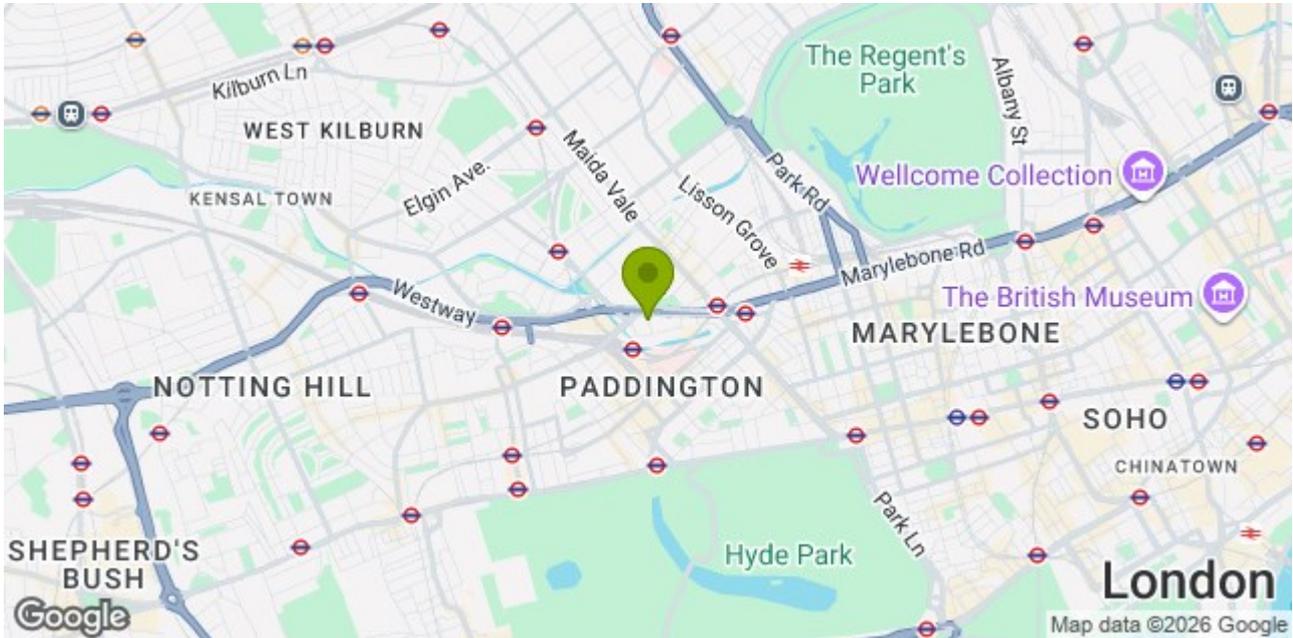
94 Queensway, London W2 3RR  
T: +44 207 229 4495 E: [info@hydeparkagencies.com](mailto:info@hydeparkagencies.com)

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





**Location:** 3 Hermitage Street, London



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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) <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>		
<i>Not energy efficient - higher running costs</i>		
	<b>83</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	