The Quadrangle W2

£995,000 Leasehold

CLUTTONS



The Quadrangle

A lateral three-bedroom, three-bathroom apartment spanning over 1200sqft.

Set within the highly regarded Quadrangle, this beautifully proportioned three-bedroom, three- bathroom apartment spans over 1,200 sq ft and offers a superb balance of space, light and flow.

The apartment features a generously sized reception room which opens onto a south-facing balcony overlooking the immaculately maintained communal gardens below. A separate kitchen provides excellent functionality, while three well-appointed double bedrooms offer comfortable accommodation, two of which benefit from stylish en suite bathrooms.

The layout has been thoughtfully designed to maximise space and natural light, creating a bright and welcoming atmosphere throughout.

Residents of The Quadrangle enjoy exceptional amenities including a 24-hour porter service, lift access and the option of off-street parking available by separate arrangement.





Location

The Quadrangle is superbly positioned in the heart of W2, offering residents the perfect balance of tranquillity and connectivity.

Nestled just moments from Hyde Park's expansive green spaces, the development also enjoys close proximity to the vibrant amenities of Oxford Street, Connaught Village and Marylebone.

An excellent selection of transport links, including Marble Arch, Paddington and Edgware Road stations, provide easy access across London and beyond, making this an exceptionally convenient and sought-after central London location.

Leasehold - 149 years remaining
Service Charge - £11,506.88 per annum includes reserve fund
Ground rent - peppercorn
Council Tax - G
EPC - C









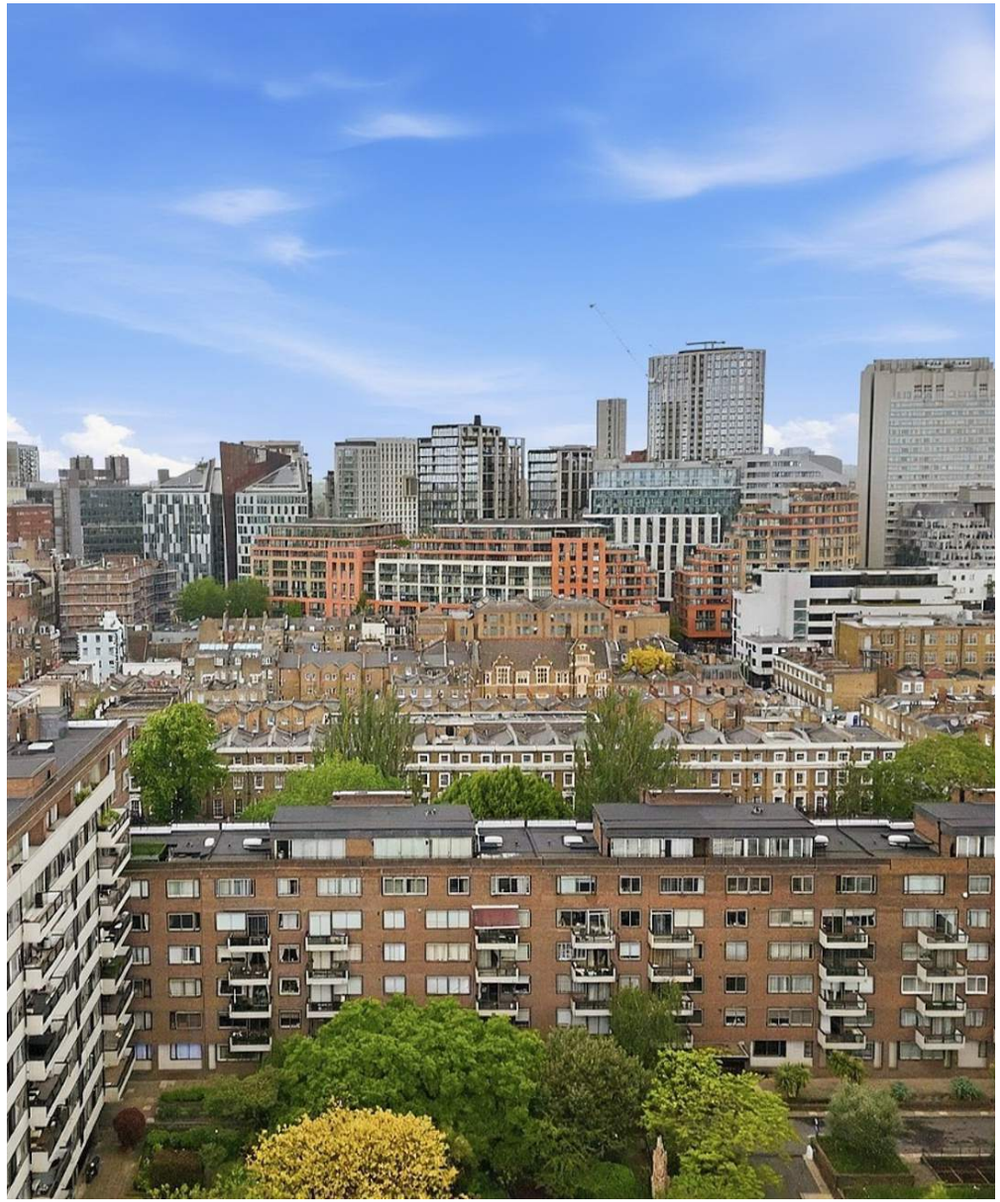








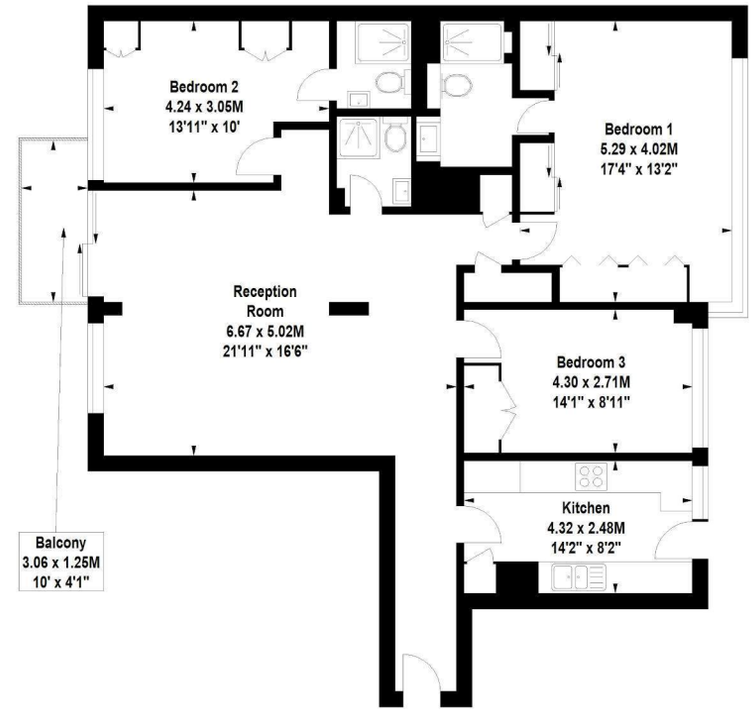




The Quadrangle, W2

Approximate Gross Internal Area 111.67 sq m (1202 sq ft)

Approximate Area Of Balcony 3.83 sq m (41 sq ft)



Fourth Floor

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Floor Plan produced for Cluttons by Mays Property Marketing © . Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.

Approximate gross internal area:
1202 sq ft (111.67 sq m)
EPC rating: C | Ref: ALB260066

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For further details contact

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