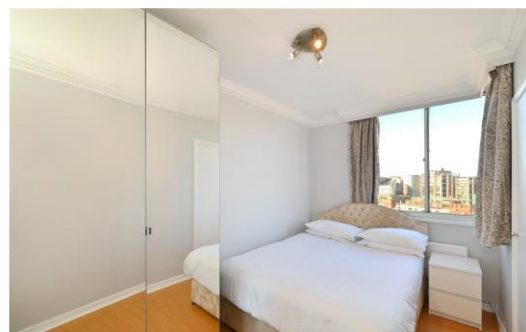




Cambridge Square, W2
Guide Price: £895,000, Leasehold





Guide Price: £895,000

**Leasehold of 151 Years Remaining
unexpired**

Service Charge: £12,000 per annum

Ref PCL240062

Cambridge Square, W2

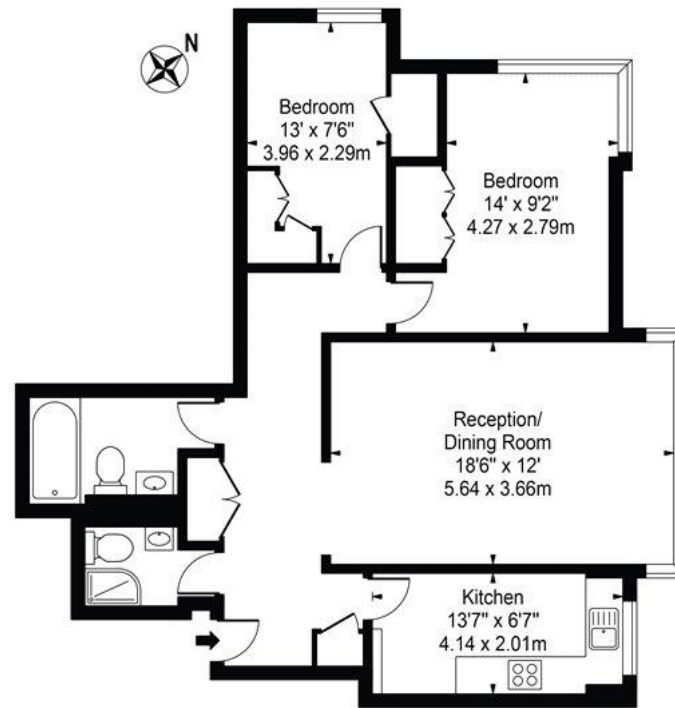
This is an excellent opportunity to acquire a well-proportioned and exceptionally bright apartment, situated on the seventeenth floor of a well-maintained gated development in a superb location.

Being on such a high floor, the property boasts exceptional views across London's skyline, and it has been finished to a good standard throughout. Comprising of a spacious and airy everyday reception/dining room, a separate kitchen with modern appliances, two good sized double bedrooms with plenty of wardrobe space and two bathrooms. The property

further benefits from the building's passenger, lift and 24-hour concierge services, as well as a long-term lease.

Quadrangle Tower is a purpose-built gated complex set at the centre of the well-known Hyde Park Estate which is part of the church commission portfolio. The iconic open green spaces and boating lakes of his Majesty's Hyde Park, are a matter a yards away from the development. In terms of local amenities and shops you are spoilt for choice with Oxford Street, Marlbe Arch and Marylebone and their abundance of shops, restaurants, bars and cafes just around the corner. Marlbe Arch Tube is nearby which provides an easy commute across the capital.

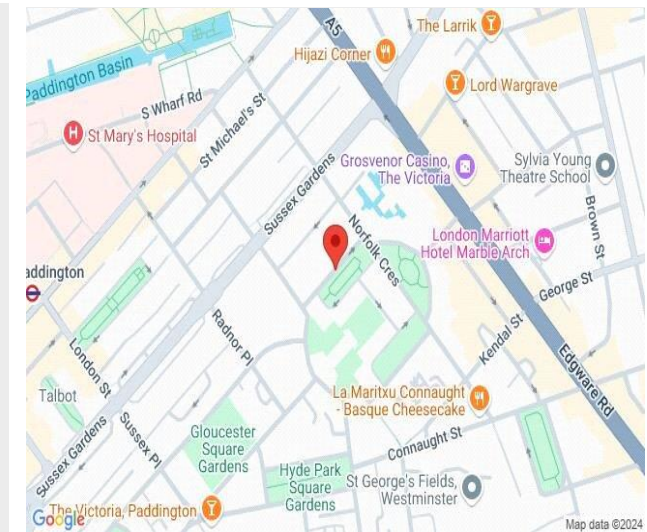
Quadrangle Tower Approx. Gross Internal Area 831 Sq Ft - 77.20 Sq M



Seventeenth 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.