



## THE QUADRANGLE TOWER, HYDE PARK, W2

**£1,325,000**

A wonderful opportunity to purchase this newly refurbished fourth floor three bedroom apartment located in this extremely popular gated purpose built block. The accommodation comprises of reception room, kitchen, three double bedrooms, shower room and bathroom. Added benefits include, lifts, communal gardens and 24 hour concierge. The Quadrangle is wonderfully located just a short walk from Paddington station, Marble Arch, Oxford Street and the open spaces of Hyde Park.

### Details

- Reception Room
- Kitchen
- Three bedrooms
- Shower Room
- Bathroom
- Lifts
- Communal Gardens
- 24 Hour Concierge

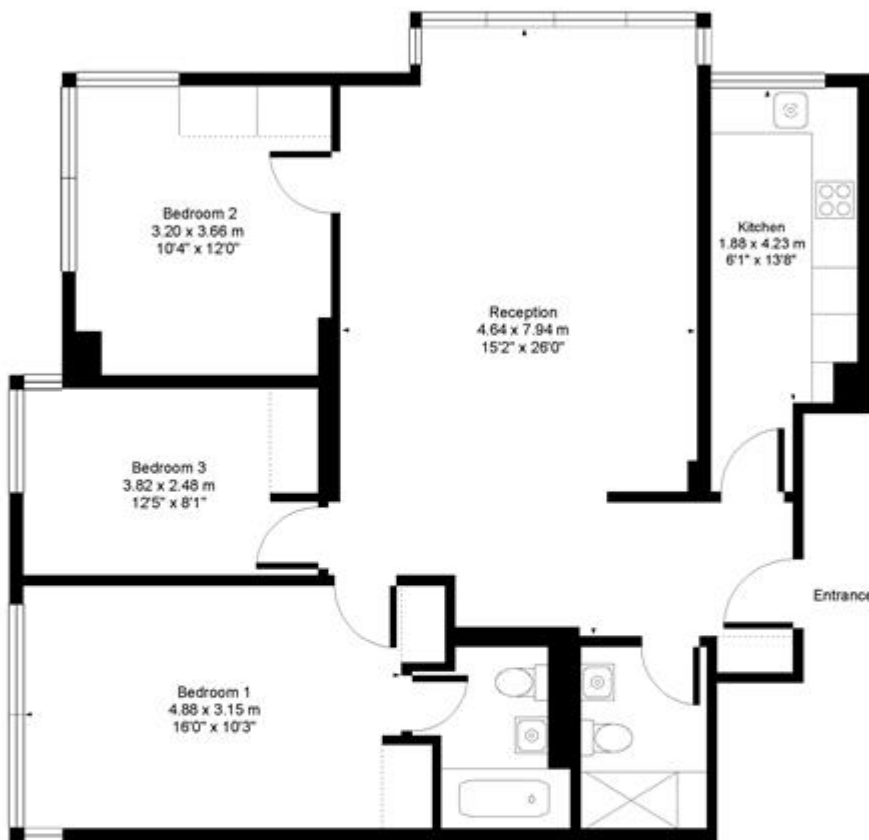




## The Quadrangle Southwick Street, W2



Approx. Gross Floor Area = 97 sq.meters • 1047 sq.feet



### FOURTH FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 07974 264576



## Terms and Conditions

Tenure: 69 years  
 Borough: Westminster  
 Price: £1,325,000

## EPC Information

**Energy Performance Certificate**

Flat 108 Quadrangle Tower, Cambridge Square, LONDON, W2 2PL

Dwelling type: Mid-floor flat      Reference number: 8874-7029-1640-3816-7906  
 Date of assessment: 06 January 2014      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 08 January 2014      Total floor area: 88 m<sup>2</sup>

Use this document to:

- \* Compare current ratings of properties to see which properties are more energy efficient
- \* Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,385</b>
<b>Over 3 years you could save</b>	<b>£ 906</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 171 over 3 years	
Heating	£ 1,401 over 3 years	£ 567 over 3 years	
Hot Water	£ 621 over 3 years	£ 621 over 3 years	
<b>Totals</b>	<b>£ 2,385</b>	<b>£ 1,479</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient → lower running costs

→ A (92-101)  
 → B (81-91)  
 → C (69-80)  
 → D (54-68)  
 → E (39-53)  
 → F (21-38)  
 → G (1-20)

Not energy efficient → higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 548
2 Low energy lighting for all fixed outlets	£50	£ 114
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 246

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**