

# Quadrangle Tower, Hyde Park W2

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A spacious one bedroom apartment on the fifteenth floor of this famous residential building on the Hyde Park Estate offers lift access and 24-hour onsite portorage. The property also benefits from excellent, far-reaching views and access to the communal gardens.

The accommodation includes a generous, South-facing reception room with a semi-open plan kitchen, offering fantastic views of south and South West London. The double bedroom also benefits from outstanding views and three built-in double wardrobes. Elsewhere, there is a separate, fully tiled, fitted bathroom. N.B. We have been advised by the clients that they are prepared to serve the lease extension notice and assign the benefit upon sale.



**Asking price:** £525,000

**Tenure:** Leasehold: approximately 62 years remaining

**Service charge:** £7,110 per annum, reviewed every quarter, next review due 2024

**Ground rent:** £400 per annum, reviewed every quarter, next review due 2024

**Local authority:** City of Westminster

**Council tax band:** F





## Location

Cambridge Square is located on the prestigious Hyde Park Estate offering easy access to the beautiful open spaces of Hyde Park. Lancaster Gate (Central line), Edgware Road (Bakerloo, Circle, District, Hammersmith & City lines) and Paddington Mainline (National Rail, Heathrow Express) and Elizabeth line stations are all within close proximity.



# Quadrangle Tower, Cambridge Square, W2

Approximate Gross Internal Area = 646 sq ft / 60.0 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Fifteenth Floor

**Knight Frank**  
**Hyde Park**  
1 Craven Terrace  
London  
W2 3QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Mark Ruffell**  
020369 78234  
[mark.ruffell@knightfrank.com](mailto:mark.ruffell@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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