Quadrangle Tower, Hyde Park W2





Quadrangle Tower, Hyde Park <mark>W2</mark>

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 porterage. 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

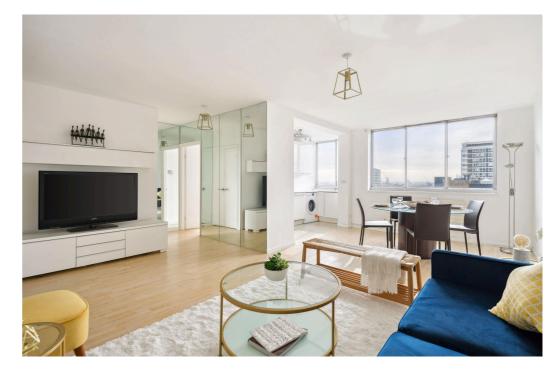
Tenure: Leasehold: approximately 62 years remaining

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









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.

Knight Frank	
Hyde Park	
1 Craven Terrace	I would be delighted to tell you more
London	Mark Ruffell
W2 3QD	020369 78234
knightfrank.co.uk	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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been property dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

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

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.