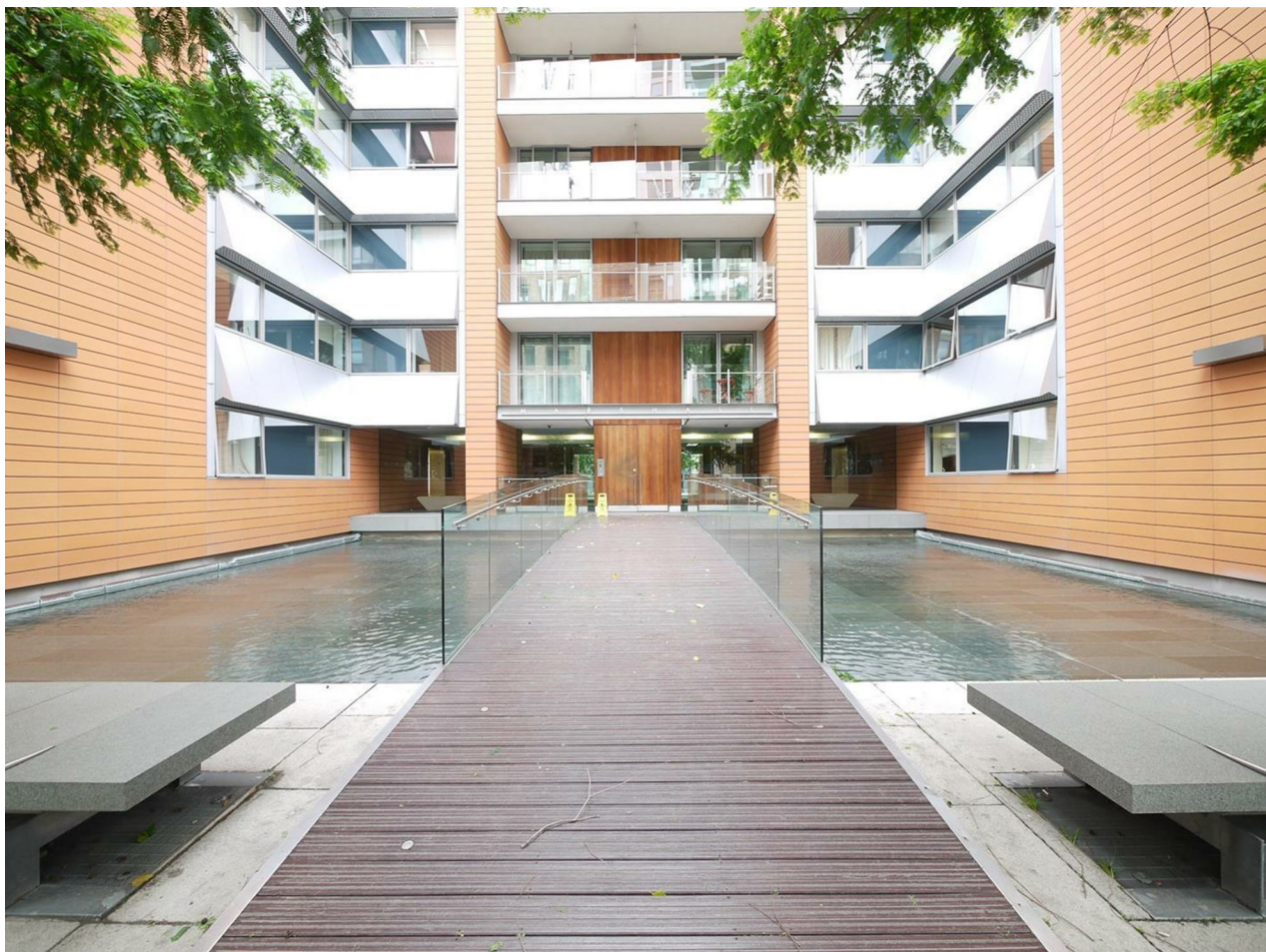




HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

Marshall Building, Hermitage Street, London



£850,000

Located in the Marshall Building, in the popular Paddington Basin, is this well presented two bedroom fifth floor modern apartment. The property comprises an open plan reception room with a modern fitted kitchen & front facing balcony, main bedroom with fitted wardrobes and en ensuite bathroom, second bedroom, shower room and laundry cupboard. Additional benefits are the comfort cooling, 24 hour concierge & includes underground parking.

Excellent transport links include Paddington Station (Bakerloo, Hammersmith & City, Circle, District lines, National Rail services, Heathrow Express and Elizabeth Line), Edgware Road (Circle, District, Hammersmith & City and Bakerloo lines), Lancaster Gate & Marble Arch (Central line).

Long lease over 900 years
Service Charge - TBC

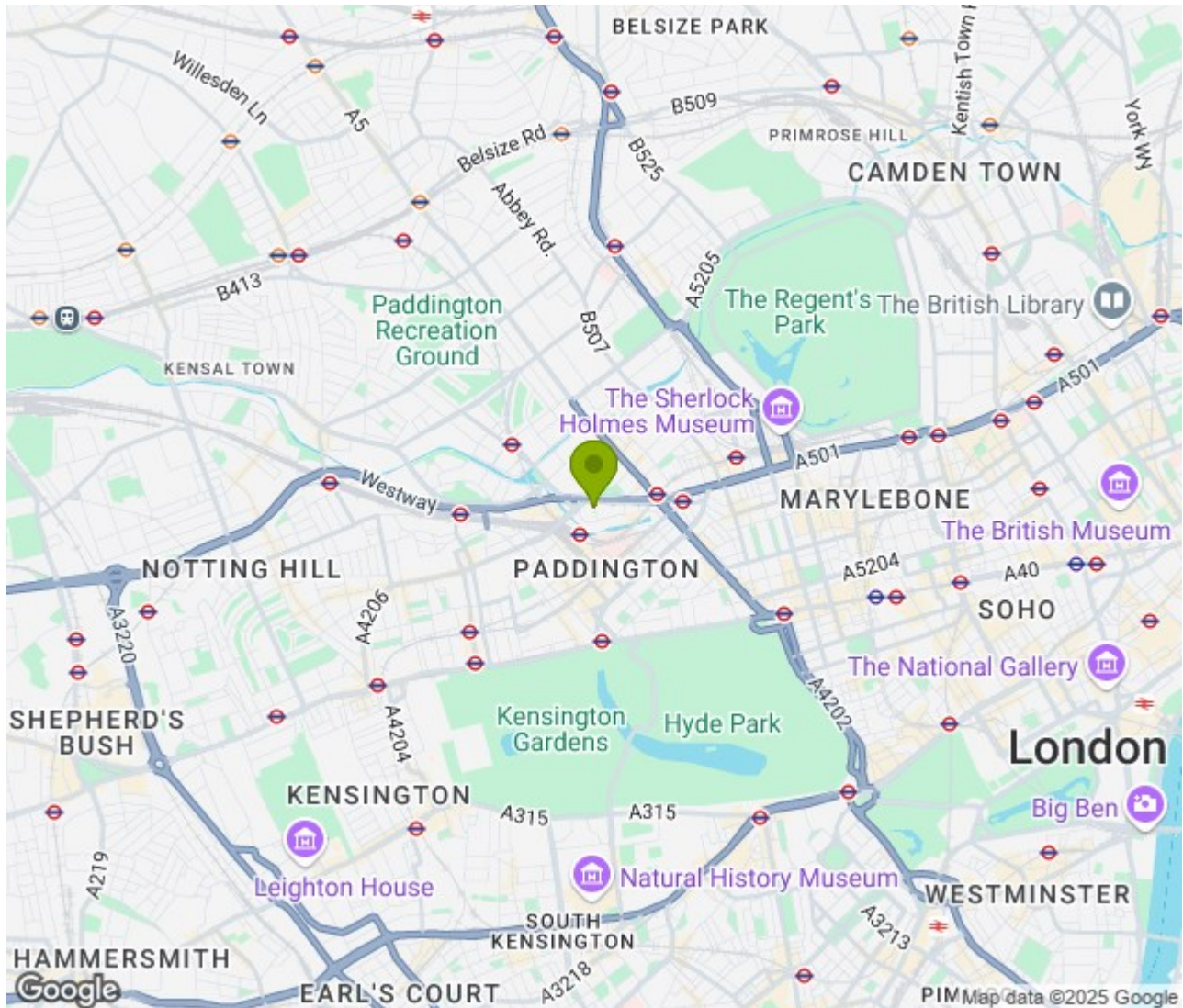
94 Queensway, London W2 3RR
T: +44 207 229 4495 E: info@hydeparkagencies.com

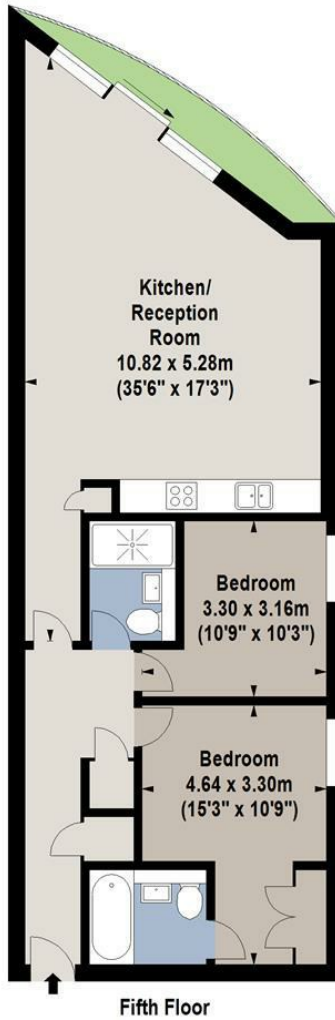
www.hydeparkagencies.com





Location: 3 Hermitage Street, London





Fifth Floor

For Identification Purposes Only. Not To Scale. © www.totalvista.uk 2021

Marshall Building,
Hermitage Street, W2

Approx. Gross Internal Area
78.04 Sq M - 840 Sq Ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		