

**£850.00 pw** (3683.33 pcm)

**Cambridge Square, Paddington, W2**



2 Bedrooms



2 Bathrooms



1 Reception



Balcony

Bright and spacious 2 double bedroom apartment situated in a well looked after gated development with 24 hour porter and being a ten minute walk to Marble Arch.


This lovely, bright apartment is in good condition, equipped to a high standard and is ready to move into. With modern furnishings throughout, private balcony, 2 bathrooms, modern fully fitted and equipped kitchen and a large reception/dining room.

The Quadrangle is located just 10 minutes walk to Marble Arch, Oxford Street and Hyde Park.

- ✓ Entrance Hall
- ✓ 2 Double Bedrooms
- ✓ Reception Room with Balcony
- ✓ Fully Fitted & Equipped Kitchen
- ✓ Tiled Flooring
- ✓ Excellent Condition
- ✓ Bright & Airy
- ✓ Portered Block Gated Development
- ✓ Private Balcony
- ✓ Close by to Connaught Village



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
<b>A</b>		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b>		
<i>Not energy efficient – higher running costs</i>		
	77	81
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly – lower CO<sub>2</sub> emissions</i>		
<b>A</b>		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b>		
<i>Not environmentally friendly – higher CO<sub>2</sub> emissions</i>		
	79	83
<b>England &amp; Wales</b> EU Directive 2002/91/EC 