

FOR  
SALE



Apartment 1206, 3 Marshall Building, Hermitage Street, Paddington, London W2 1PB  
£958,000 - Leasehold

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**£958,000 - Leasehold**





## PROPERTY DESCRIPTION

A two bed apartment on the 12th floor of this popular and secure modern development, with a spacious living/dining area with a private balcony and great skyline views. This stylish executive apartment has indulgent space and comfort cooling. Marshall Building is part of the regenerated Paddington area and is very close to the transport links and all the amenities of the area and is a short walk from Connaught Village and Little Venice. The building has CCTV security and 24 Hour concierge service. Leasehold 999 years from 2005, Service Charge £12,805.84 pa for year 2025 reviewable annually. Ground Rent £300 per annum, Reserve Fund £1,216.16 pa, Car Space/Storage £1,924.22 pa, EPC - B, Council Tax (Westminster) - Band G, Electricity, Water and Sewerage - all mains connections. Electric heating, Comfort Cooling. Broadband: FTTC, Mobile: good coverage, Parking: Residents Permit required from Westminster Council (fees apply).

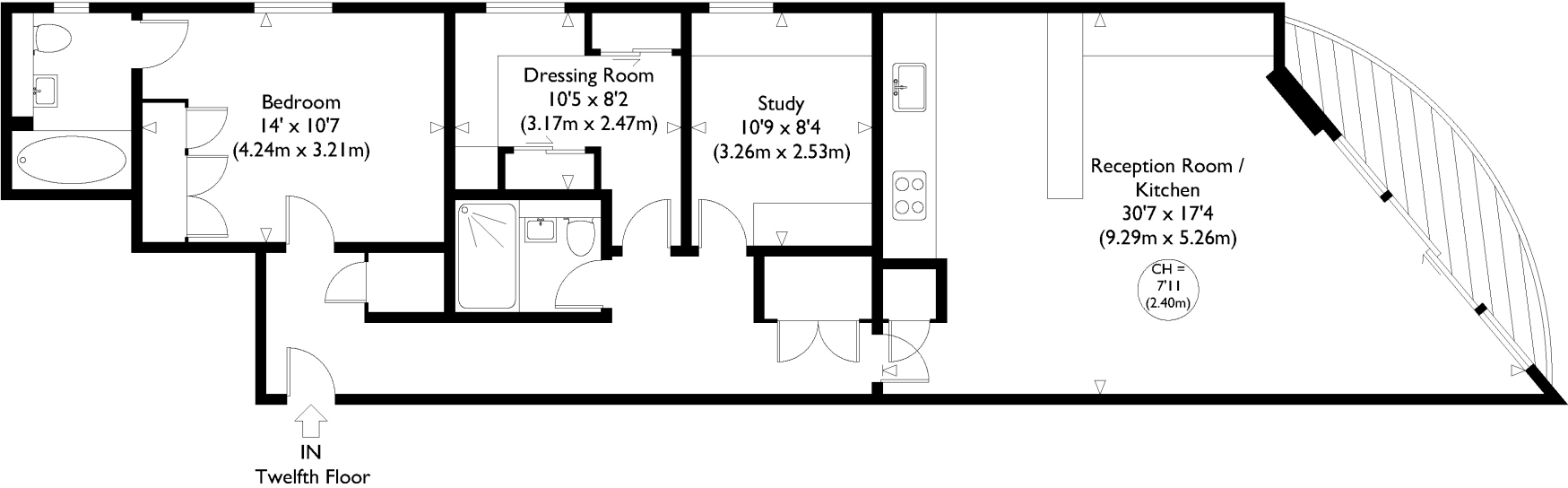
Living/dining/kitchen open plan with wood floors, double bedroom with en suite bathroom, dressing room, 2nd bedroom, further shower room, lifts, porters, comfort cooling

## ACCOMMODATION

- Open plan Living / Dining / Kitchen
- Double bedroom with En Suite Bathroom
- Dressing Room
- 2nd Bedroom
- Further Shower Room
- Lifts
- Porters
- Comfort Cooling
- Leasehold – 999 years from 2005



# Marshall Building



Approximate Gross Internal Floor Area : 1014 sq ft / 94.2 sq m  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82+)	<b>A</b>	
(61-81)	<b>B</b>	8183
(55-60)	<b>C</b>	
(55-60)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		