



**PARK WEST, NR. MARBLE ARCH, HYDE PARK ESTATE, W2**  
**£450,000 LEASEHOLD**

**POSITIONED ON THE TOP FLOOR, WITH FAR REACHING VIEWS AND LONG LEASE. THIS WELL-PROPORTIONED EIGHTH FLOOR (WITH LIFT), ONE DOUBLE BEDROOM APARTMENT IS LOCATED WITHIN THIS POPULAR ART DECO 1930'S BLOCK. PARK WEST - INCLUDES 24HR PORTER AND IDEALLY LOCATED FOR SHOPPING ON OXFORD STREET / BOND STREET, TOGETHER WITH FABULOUS AMENITIES / OPEN SPACES OF HYDE PARK.**

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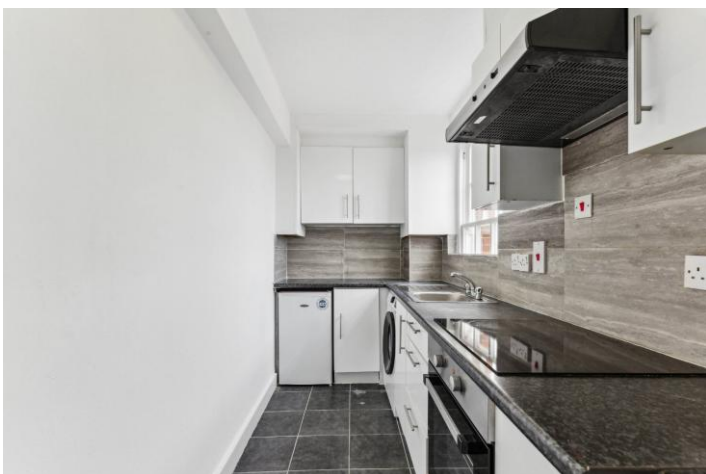
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**DESCRIPTION:** Situated on the prestigious Hyde Park Estate and located in Block 1 - one of the more desirable and quieter blocks. Approached from the Kendal Street side and through the attractive courtyard garden between Porchester Place and Edgware Road. Park West is just a short distance away from Oxford Street, Hyde Park, Marble Arch St, Edgware Road St and Paddington St, (Heathrow Express & Elizabeth line). Connaught Village with its eclectic mix of boutique shops, cafés, restaurants and pubs are also nearby.

LEASEHOLD: ABOUT 168 YEARS REMAINING SERVICE CHARGE - ABOUT £5,800 PER ANNUM GROUND RENT - PEPPERCORN COUNCIL TAX BAND: D



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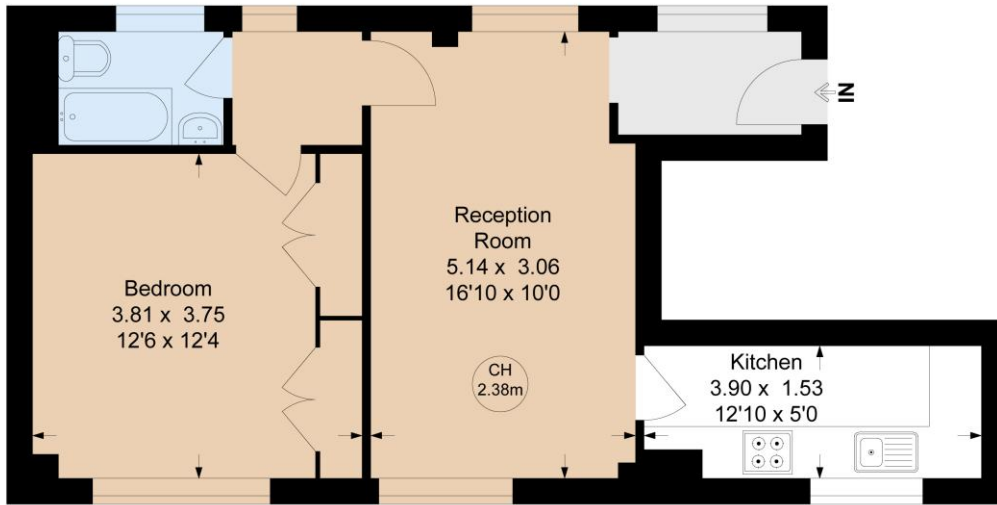
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# Park West Edgware Road, W2

Approximate Gross Internal Area = 44.37 sq m / 477 sq ft

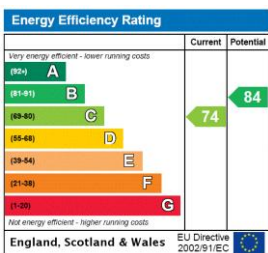
Key :  
CH - Ceiling Height



**Eighth Floor**

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 168 year and 11 months

**Service Charge:** About. £5,800 per annum

**Ground Rent:** Peppercorn

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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