

**PARK WEST, EDGWARE ROAD, NR CONNAUGHT VILLAGE, W2**  
**£750,000 LEASEHOLD 81 YEARS 10 MONTHS**

**A WELL-PROPORTIONED LIGHT AND SOUTH-WEST FACING, FIRST FLOOR (WITH LIFT) TWO DOUBLE BEDROOM APARTMENT LOCATED WITHIN THIS POPULAR ART DECO 1930'S BLOCK.**

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#### **DESCRIPTION:**

Park West - includes 24hr concierge and ideally located for shopping on Oxford Street / Bond Street, together with fabulous amenities / open spaces of Hyde Park. Situated on the prestigious Hyde Park Estate and located in Block 3 - 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 & forthcoming Crossrail). Connaught Village with its eclectic mix of boutique shops, cafés, restaurants and pubs are also nearby.

SERVICE CHARGE - ABOUT £6,500 PER ANNUM

GROUND RENT - ABOUT £200 PER ANNUM



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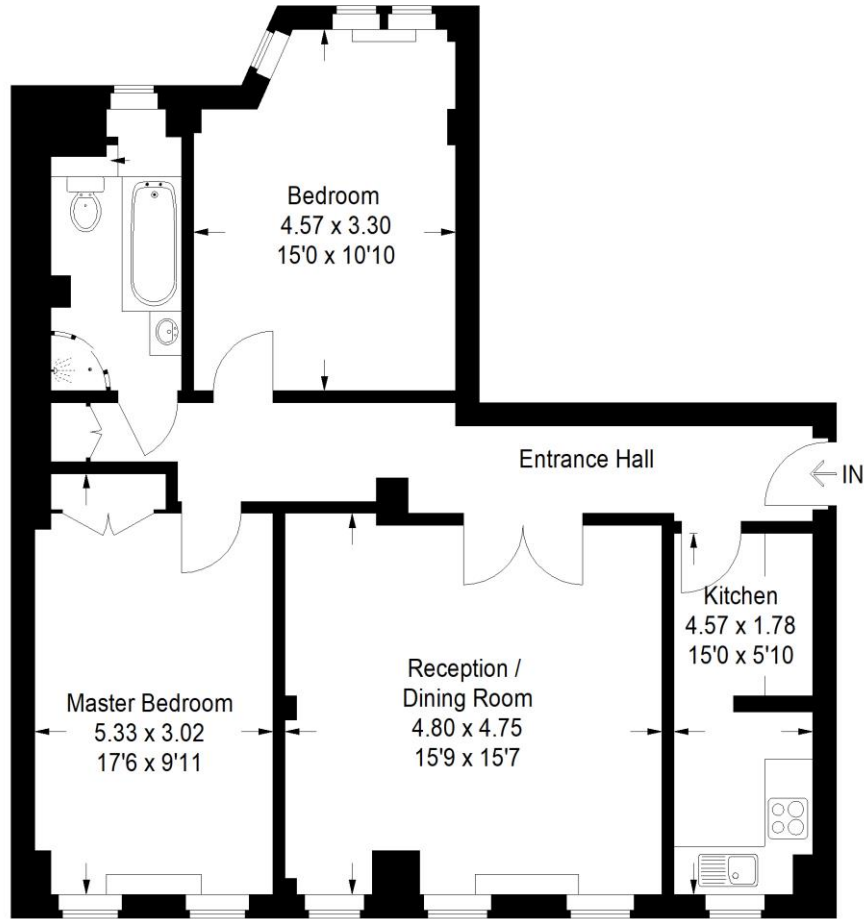
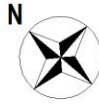


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# Park West

Approximate Gross Internal Area  
80.45 sq m / 866 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 803557 )

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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