



PARK WEST, HYDE PARK ESTATE, W2
£400,000 LEASEHOLD

Winkworth



PARK WEST, HYDE PARK ESTATE, W2

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.

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



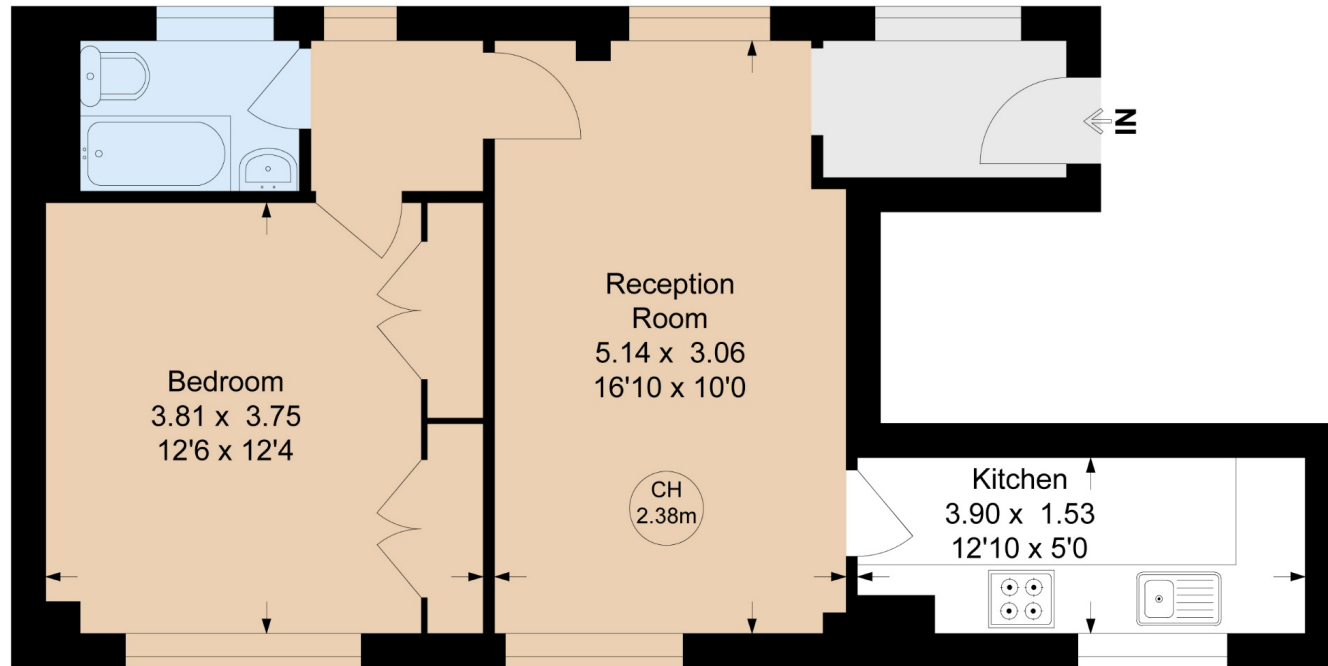


Park West Edgware Road, W2

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

Key :

CH - Ceiling Height



Eighth Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE for valuation purposes only and is not to scale. Every attempt has been made to represent the floorplan shown, however all measurements, fixtures and fittings are approximate interpretation for illustrative purposes only. No mis-statement through negligence or otherwise is hereby made.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	74	
(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	

Paddington | 0207 467 5770 | paddington@winkworth.co.uk

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