



PARK WEST, EDGWARE ROAD, NR. MARBLE ARCH, W2
GUIDE PRICE £570,000 LEASEHOLD

Winkworth



PARK WEST, NR. MARBLE ARCH, W2

For Sale by Auction - A well-proportioned light and east-west facing, fifth floor (with lift) three bedroom apartment 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.

- Offers are welcomed prior to the auction date. If accepted, the sale will proceed under full auction terms and conditions.
- All prospective buyers must register in advance to bid or submit a pre-auction offer.
- A Buyer's Premium of 1% (inclusive of VAT) of the final sale price is payable on exchange of contracts.

<https://wink.smartpropertyauctions.co.uk/91PW>

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Situated on the prestigious Hyde Park Estate and located in Block 2 - one of the more desirable and quieter blocks. Approached from the Kendal Street side and through the attractive pedestrian courtyard garden between Porchester Place and Edgware Road.

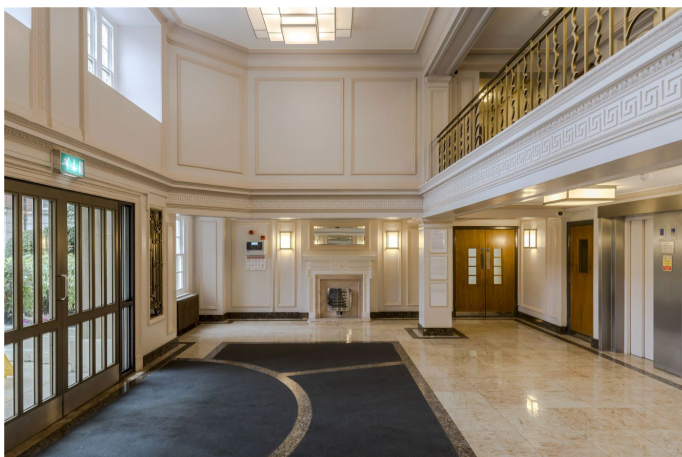
Park West is just a short distance away from Marble Arch St, Edgware Road St and Paddington Mainline St, (Heathrow Express & Elizabeth line). Connaught Village with its eclectic mix of boutique shops, cafés, restaurants and pubs are also nearby.

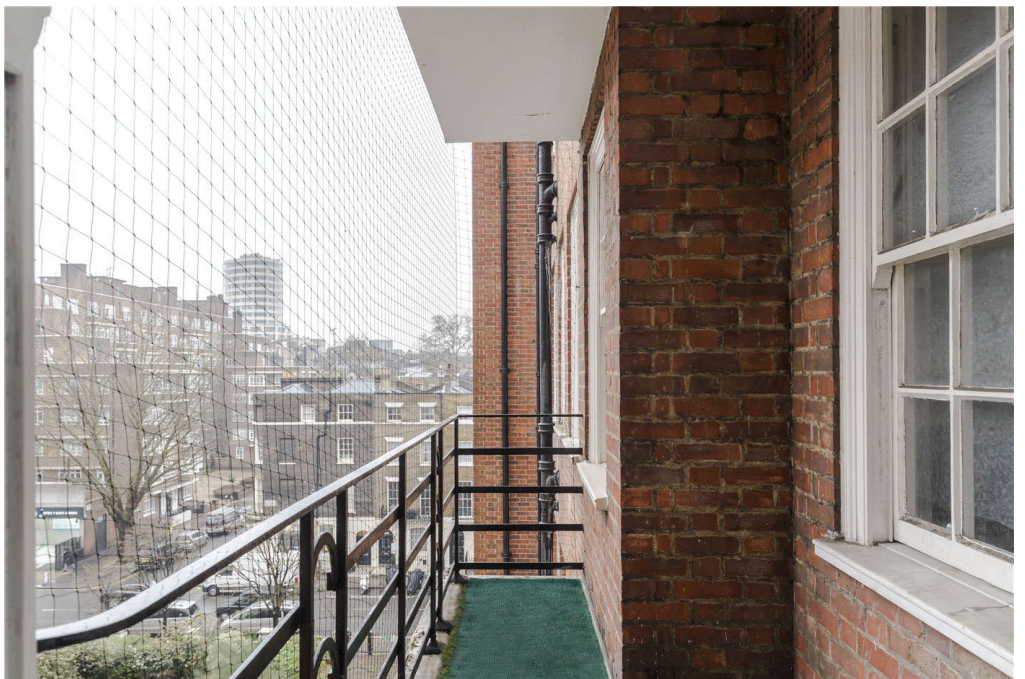
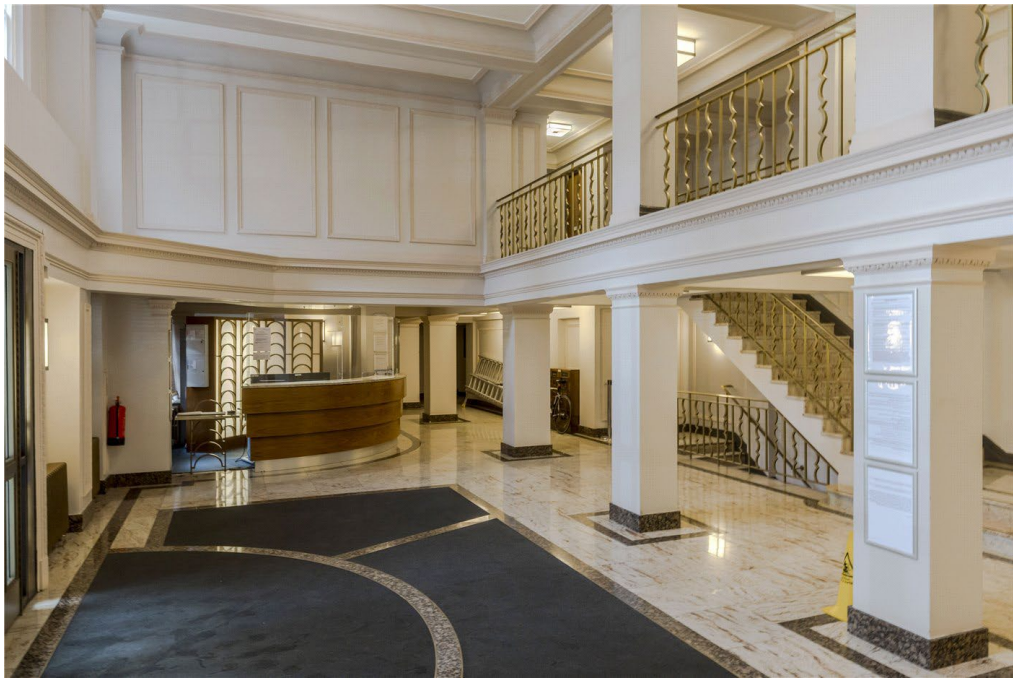
LEASE: ABOUT 76 YEARS REMAINING

SERVICE CHARGE - ABOUT £7,500 PER ANNUM

GROUND RENT - ABOUT £200 PER ANNUM

COUNCIL TAX BAND: F





Park West

Approximate Gross Internal Area = 84.3 sq m / 907 sq ft

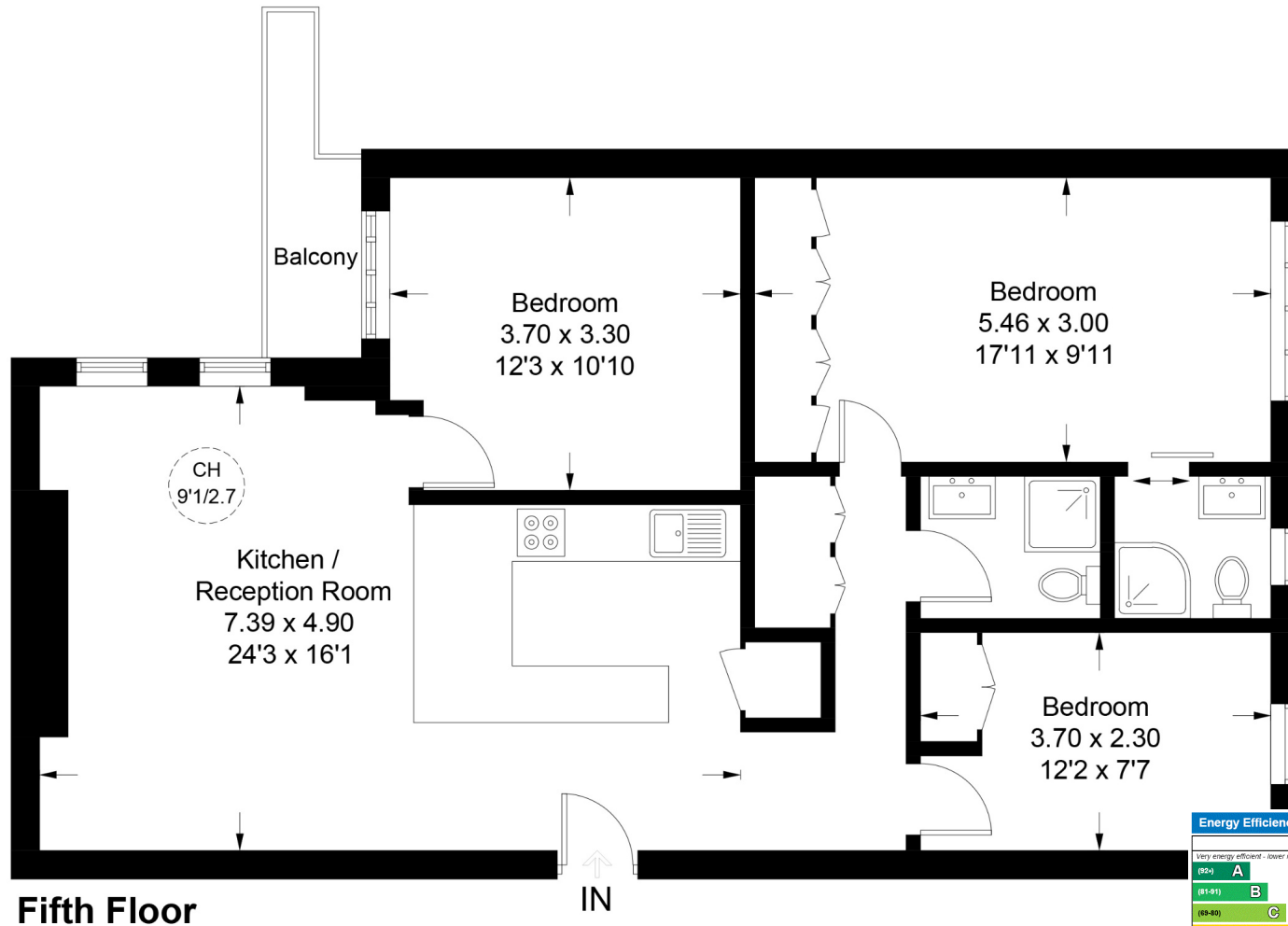


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID945485)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(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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