



**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.

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

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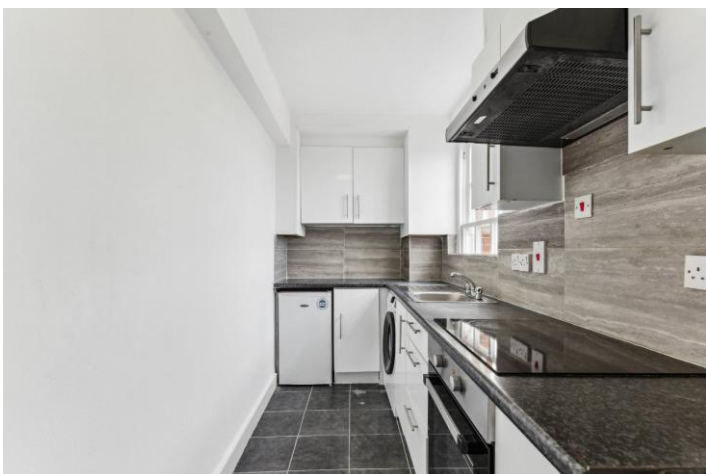
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DESCRIPTION: Situated on the prestigious Hyde Park Estate and located in Block 1 - one of the more desirable and quieter blocks. Approached from the Kendal Street side and through the attractive courtyard garden between Porchester Place and Edgware 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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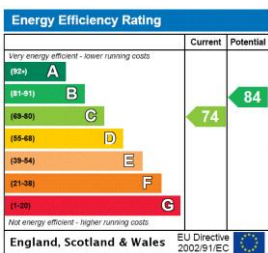


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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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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