



PARK WEST, EDGWARE ROAD, NR. MARBLE ARCH, W2  
**£735,000 LEASEHOLD**

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

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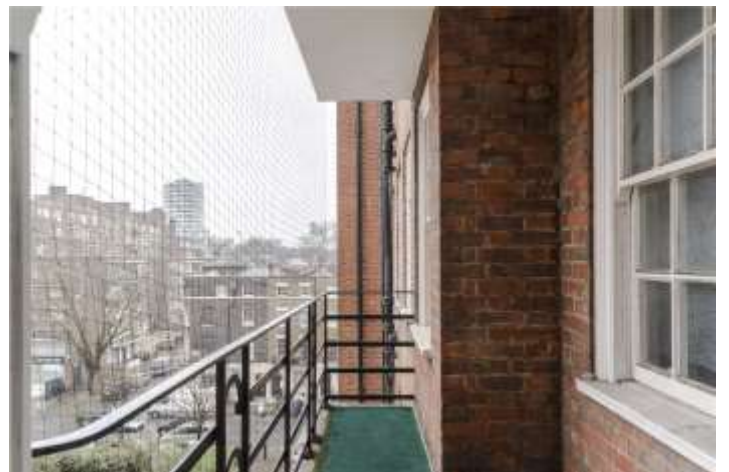
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#### **DESCRIPTION:**

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 2 - one of the more desirable and quieter blocks. Approached from the Kendal Street side and through the pedestrian 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.

LEASE: ABOUT 79 YEARS REMAINING | SERVICE CHARGE - ABOUT £7,500 PER ANNUM | GROUND RENT - ABOUT £200 PER ANNUM



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# Park West

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

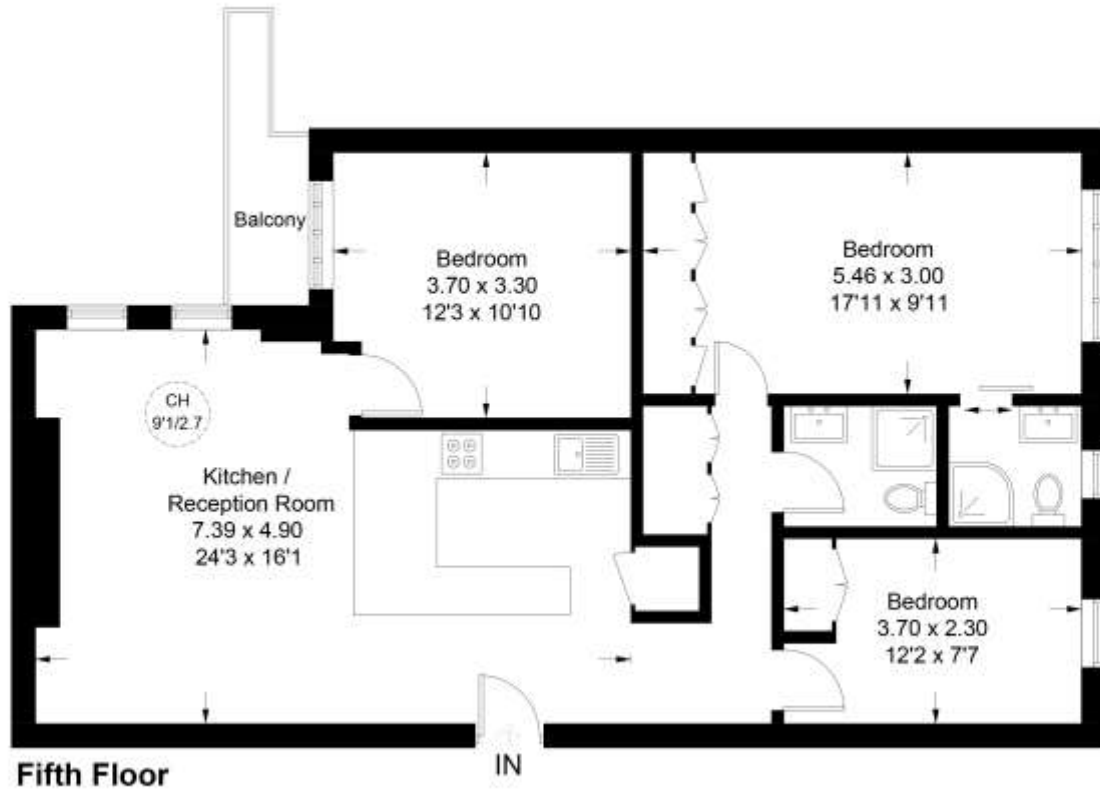
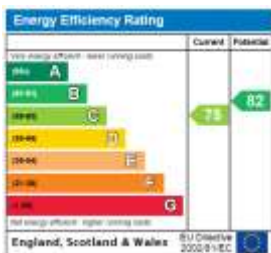


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID945485)

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.



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