



Park West, Edgware Road, Paddington, W2

Offers in excess of: £775,000.00

 Benham
& Reeves

Park West, Edgware Road, Paddington, W2

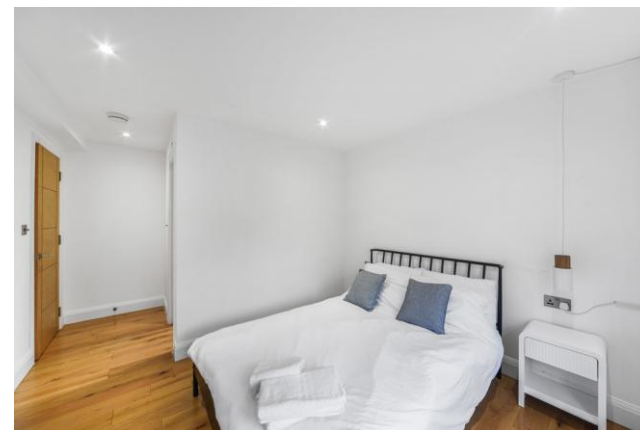
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Services in this 1930's Art Deco block include 24-hour on-site concierge, lifts, entry phone system as well as communal hot water and heating.

This is a really good buy to let investment or first time buyer opportunity. A well-proportioned two bedroom flat located on the fourth floor of a popular residential purpose built development on Edgware Road.

The accommodation comprises an open-plan kitchen and living room, two double bedrooms, and two en-suite bathrooms.

Park West is located just a short walk from Marble Arch tube station, Paddington, Edgware Road, Oxford Street and the open spaces of Hyde Park.





Property Features:

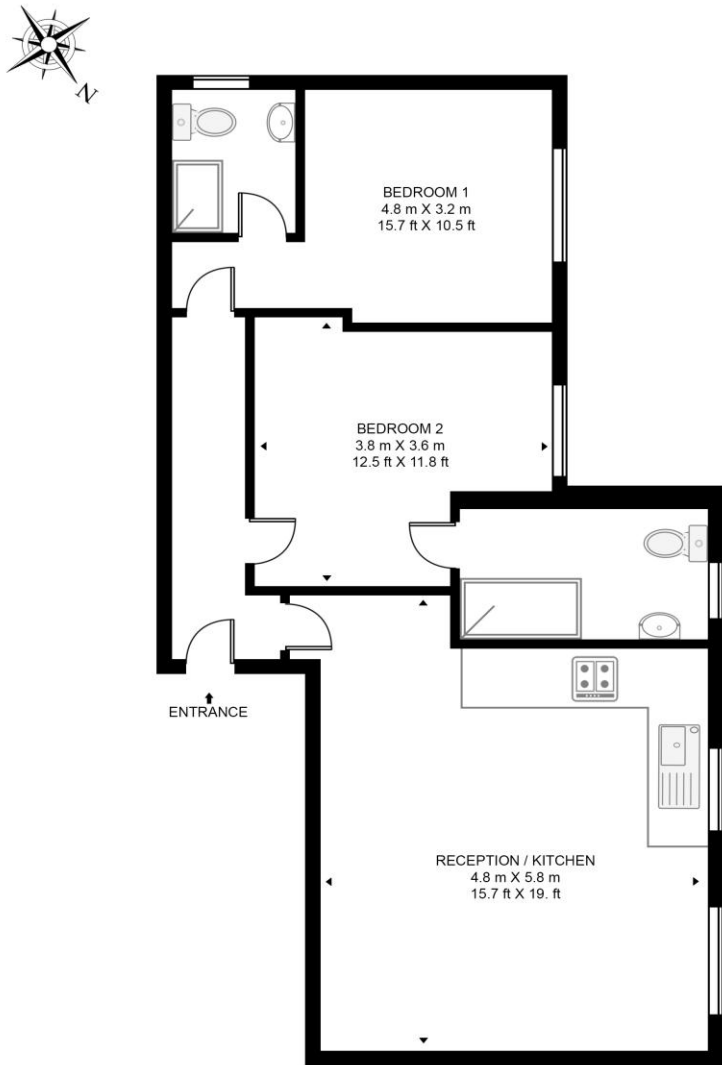
- Two Bedrooms
- Two Bathrooms
- Fourth Floor
- 678 Square Feet (Approx.)
- 24 Hour Concierge
- Marble Arch (0.3 miles)
- Edgware Road (0.4 miles)
- Paddington Station (0.5 miles)




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PARK WEST, PARK WEST PLACE
APPROXIMATE GROSS INTERNAL FLOOR AREA 678 SQ.FT (63 SQ.M)



FOURTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(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 	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Terms & Conditions:

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Tenure: Leasehold
Expires 24/12/2202
Approximately 177 Years Remaining

Ground Rent: Included in service charge total for the year 2025

Service Charge: £7,057.48 (per annum)
for the year 2025 including ground rent

Anticipated Rent: £4,000 pcm
Approx. 6.2 % Yield

Viewings:

All viewings are by appointment only
through our Kensington Office.

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