

Park West, Edgware Road, Paddington, W2

Asking Price: £550,000

Benham & Reeves

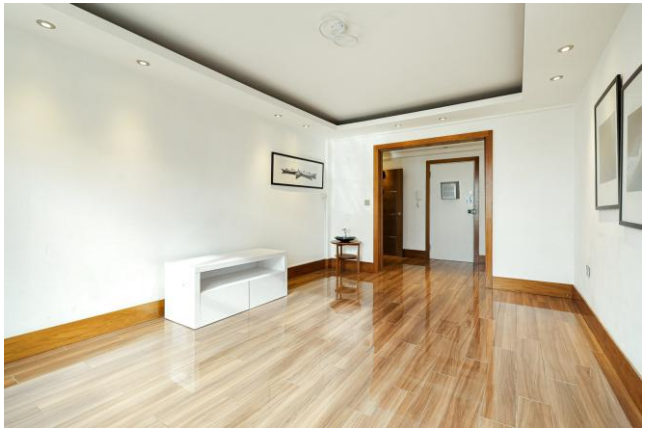
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2 Bedroom (s) 2 Bathroom (s) Leasehold

A well-proportioned apartment spanning approximately 723 square feet and located on the ninth floor of the popular residential development, Park West, on Edgware Road. The accommodation comprises a bright living area, a separate kitchen, two double bedrooms, and two bathrooms (including one en-suite). The property would make an excellent buy-to-let investment or first-time buyer opportunity.

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

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







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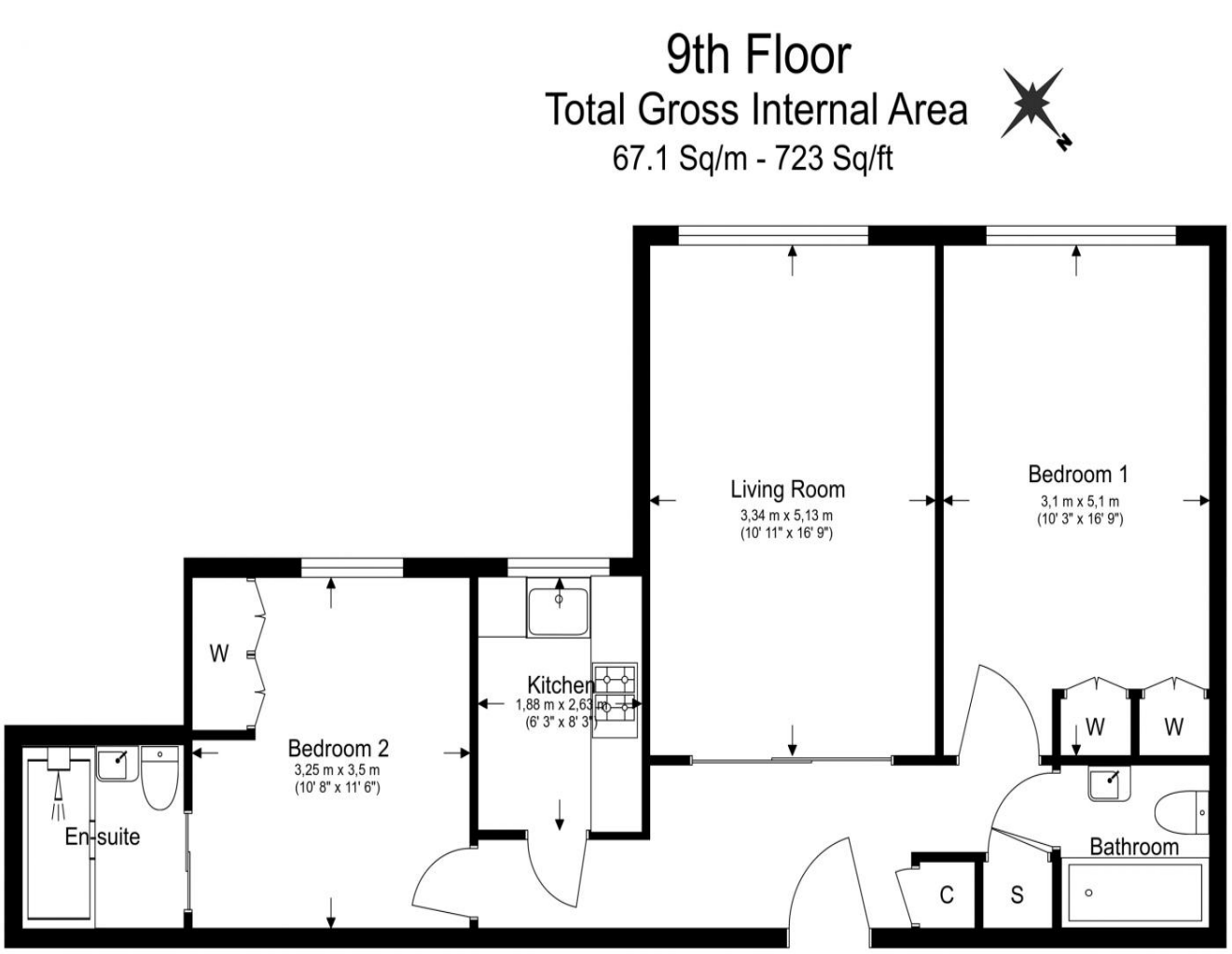


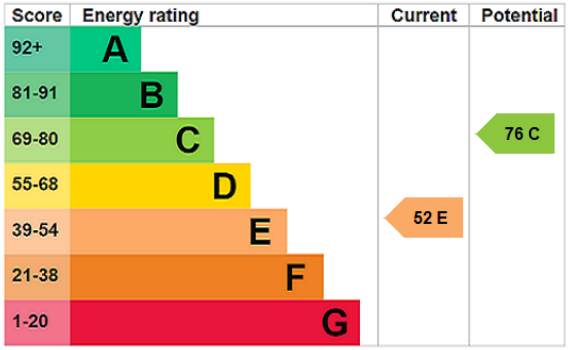


Property Features:

- Two Bedrooms
- Two Bathrooms
- Ninth Floor
- 721 Square Feet approximately
- 24 Hour Concierge
- Marble Arch (0.3 miles)
- Edgware Road (0.4 miles)
- Paddington Station (0.5 miles)

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£550,000
Tenure:	Leasehold Expires 24/12/2103 Approximately 77 Years Remaining
Ground Rent:	£270.00 (per annum) to June 2026
Service Charge:	£7,338.50 (per annum) for the year 2027
Anticipated Rent:	£3,177.00 pcm Approx. 6.9% Yield

Viewings:

All viewings are by appointment only through our Hyde Park Office.

Our reference: KEN260051

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