



# Park West, Edgware Road, Paddington, W2

Asking Price: £975,000

Benham  
& Reeves

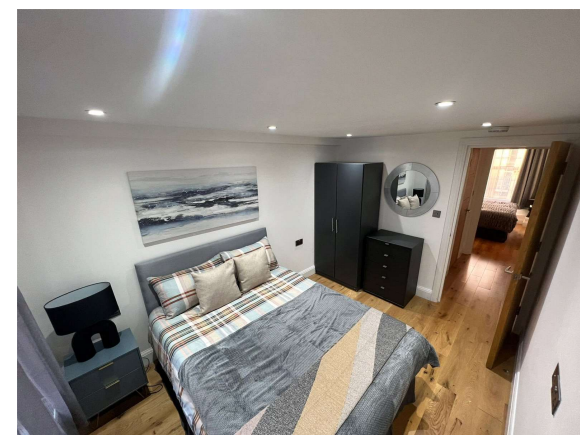
# Park West, Edgware Road, Paddington, W2

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

A well-proportioned apartment spanning approximately 849 square feet and located on the fourth floor of a popular residential development, Park West, on Edgware Road. The accommodation comprises an open-plan kitchen and living area, three double bedrooms, two bathrooms (including one en-suite), and a guest toilet. The property would make a good buy-to-let investment or first-time buyer opportunity.

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.

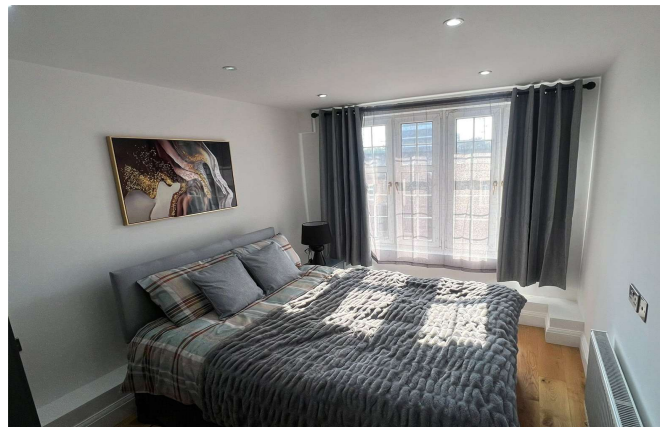
Park West is located just a short walk from Marble Arch tube station, Paddington, Edgware Road, Oxford Street and the open spaces of Hyde Park.



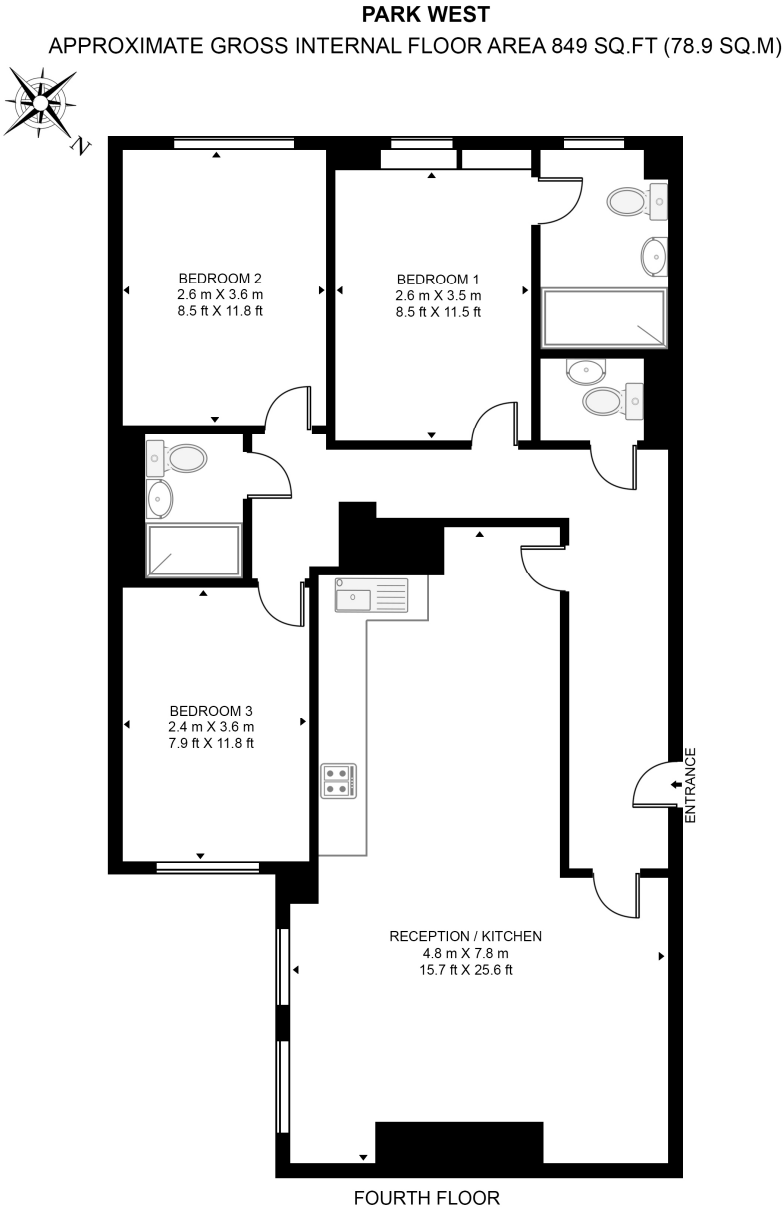


## Property Features:

- Three Bedrooms
- Two Bathrooms
- Fourth Floor
- 849 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

## Terms & Conditions:

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

Asking Price:	£975,000
Tenure:	Leasehold Expires 24/12/2202 Approximately 177 Years Remaining
Service Charge & Ground Rent:	£8,050.74 (per annum) for the year 2025 including ground rent
Anticipated Rent:	£4,000.00 pcm Approx. 4.9 % Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

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