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24 HOUR SECURITY & CONCIERGE  
25 METER SWIMMING POOL  
GYM, BEAUTY SALON & TREATMENT ROOM  
CINEMA & BUSINESS SUITE  
ONE VALET PARKING SPACE  
SOUTH FACING BALCONY  
LUXURY INTERIOR DESIGN BY STUDIO MIAKI



## Park Modern, W2

APPROX. GROSS INTERNAL AREA \*  
1971 Sq Ft - 183.11 Sq M



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



GUIDE PRICE	£9,000 PER WEEK
FURNITURE	FURNISHED
DEPOSIT	£54,000
LOCAL AUTHORITY	CITY OF WESTMINSTER
COUNCIL TAX BAND	H
EPC RATING	B
PETS	CONSIDERED ON AN INDIVIDUAL BASIS

ALEX  
WINSHIP  
Planner

\* Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



### Disclaimer

Tenants should be advised that, as well as rent, a holding deposit will be payable which is equal to 1 week's rent (if an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST/annual rent over £50,000) or 5 weeks' rent (if an AST/annual rent below £50,000). If the landlord agrees to a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administrative fee of £480 and referencing fee of £60 per person will apply when renting a property (if not an AST). All fees shown inclusive of VAT. For other fees that may apply please ask us.

The material information above is provided to RH45 Limited by third parties and here as a guide only. Some information provided (such as rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While RH45 Limited has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted.

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition, or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.