



Park West  
Kendal Street, W2

CHESTERTONS







A first floor south facing, one-bedroom apartment, in the portered block Park West located on the Hyde Park Estate. The apartment is located on the more desirable side of Park West, Block 2, which has its entrance on Kendal Street. Furthermore, the property is completely renovated, has one bedroom, one bathroom, kitchen and reception. Park West is well located and a short distance away from Oxford Street, Hyde Park, Marble Arch Underground Station, Edgware Road Underground Station and Paddington Station. Connaught Village with all its boutique shops, cafes, restaurants and pubs is also nearby. This would make a fantastic pied a terre or rental investment.

- 1st Floor with Lift
- Porter
- Hyde Park Estate
- Park West Block 2
- Close to Hyde Park & Oxford Street
- Close to Connaught Village

Asking Price £500,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (71-80)		
D (61-70)		
E (51-60)		
F (41-50)		
G (31-40)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold 169 years 9 months

**Service Charge:** £5657.80 (including hot water, heating, portorage, building maintenance and building insurance)

**Ground Rent:** £0

**Local Authority:** City of Westminster

**Council Tax Band:** D

*Chestertons Hyde Park & Marylebone Sales*

40 Connaught Street

London

W2 2AB

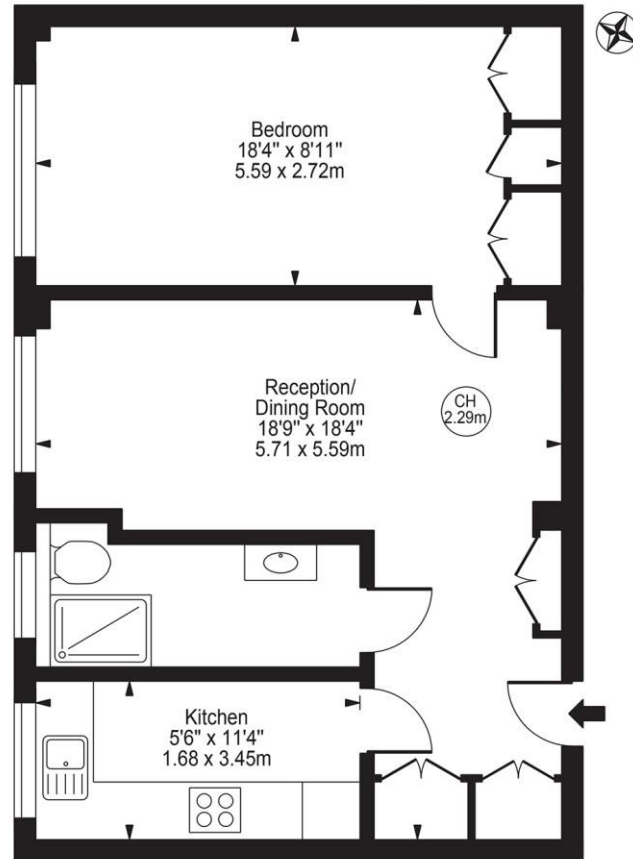
hydepark@chestertons.co.uk

020 7298 5900

chestertons.co.uk

## Park West

Approx. Gross Internal Area 516 Sq Ft - 47.94 Sq M



### First Floor

For Illustration Purposes Only - Not To Scale

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