On the instructions of the Joint Fixed Charge Receivers



Online Auction

Thursday 17th December 2026

**Flat 92 Park West,
Edgware Road, Marble Arch,
London W2 2QJ**

Sanderson Weatherall

Leasehold fifth floor two bedroom purpose built mansion flat, well located for shopping and recreation amenities of Edgware Road, Oxford Street and Hyde Park
– Investment producing £27,600 per annum (*see note)

- Guide Price: £215,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- On the instructions of the Joint Fixed Charge Receivers
- Leasehold fifth floor purpose built flat
- Two bedrooms, reception room, kitchen, two shower room/wc's
- Let on an Assured Shorthold tenancy to an individual
- Producing £27,600 per annum (*see note)

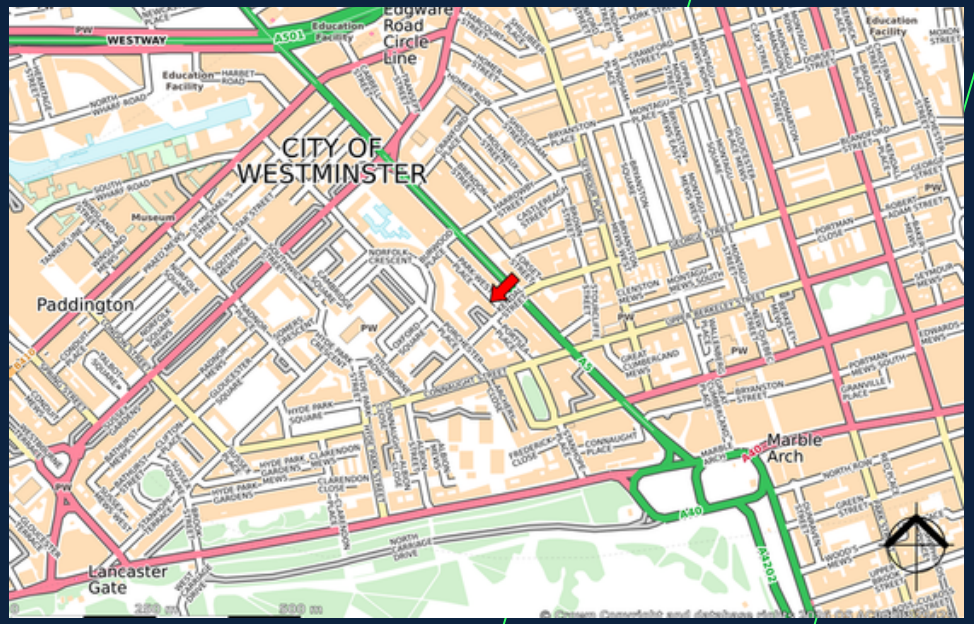


Location

Park West is located west of Edgware Road fronting Kendal Street. Public transport facilities can be found at nearby Marble Arch underground station (Central line) as well as numerous but routes running along the Edgware Road and Oxford Street. Shopping amenities locally found along the Edgware Road and Oxford Street offer a range of shops, cafés and everyday amenities, whilst Hyde Park close by offers attractive open green space amenities.

Description

The property comprises a fifth floor two bedroom flat forming part of a larger mansion building with brick elevations, benefitting from a passenger lift and an entry phone system (neither tested)





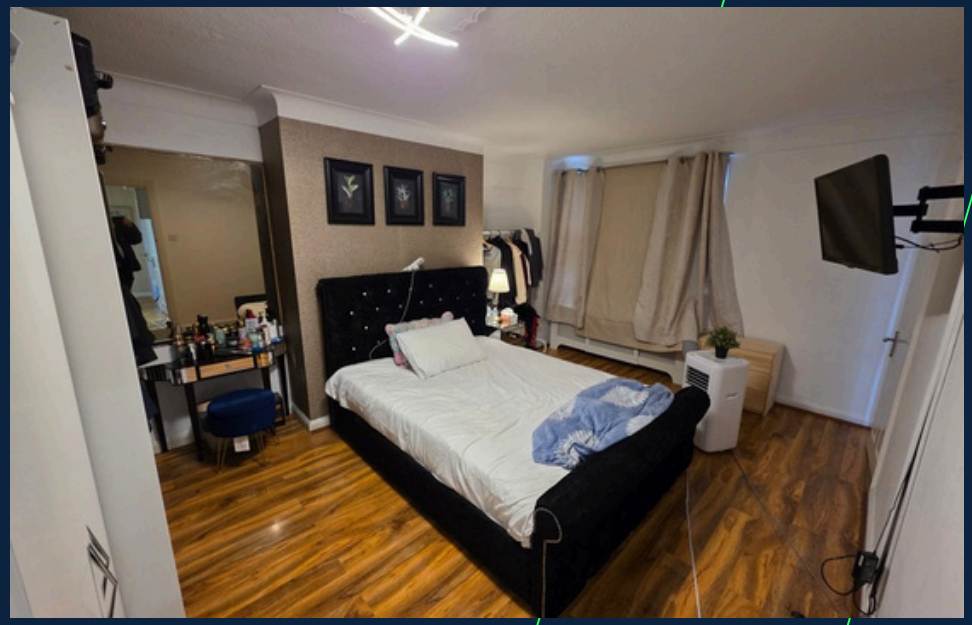
Accommodation

Fifth Floor
Two bedrooms, one with en-suite shower room/wc, reception room, kitchen, second shower room/wc

Tenancy
We are advised that the property is let to an individual on an Assured Shorthold Tenancy for 12 months from 1/9/2026 at a rent of £2,300 per month (£27,600p.a.) (*see note).

Note:
Neither the Receivers or the Auctioneers are able to confirm the validity of the tenancy agreement provided. Prospective purchasers must rely on their own enquiries in this regard.

Lease
Held on a lease for a term of 125 years from 25th December 1978 (thus having approximately 77 years unexpired) at a current ground rent of £310 per annum (rising every 25 years)

















Guide Price
£215,000

Tenure
Leasehold

EPC
Rating - C

Council Tax
Band - F

VAT
VAT is not applicable to this lot

Legal documentation
Interested parties should read the legal pack for further information at www.swpropertyauctions.co.uk to download the pack.

Seller's Solicitor
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Dated - 23/11/2026