



Park West

Edgware Road, W2

Asking Price £275,000

Investment Opportunity | Tenant in Situ | Investors Only

An excellent opportunity to acquire a well-presented studio apartment within the ever-popular Park West development, ideally positioned moments from Hyde Park, Marble Arch and the vibrant amenities of Marylebone.

This bright and practical apartment offers well-arranged accommodation, benefiting from an open-plan living and sleeping area, fitted kitchen and bathroom. Situated within a secure portered building, the property represents an attractive addition to any investment portfolio in a prime Central London location.

The property is being sold with tenants in situ and is available to investors only. The existing tenancy provides immediate rental income from completion, making this a turnkey investment opportunity with no initial void period.

Park West is renowned for its excellent location, with world-class shopping, restaurants and transport links all within easy reach. The open spaces of Hyde Park, Oxford Street and the Elizabeth Line at Paddington are all nearby, ensuring enduring tenant demand and long-term investment appeal.

CHESTERTONS



Park West

Edgware Road, W2

- Portered Block
- Refurbished Throughout
- 8th Floor (with lift)
- Close to Hyde Park
- Close to Transport links
- Tax Band C



Tenure: Leasehold 77 years 4 months
Service Charge: £2895
Ground Rent: £100
Local Authority: City of Westminster
Council Tax Band: C

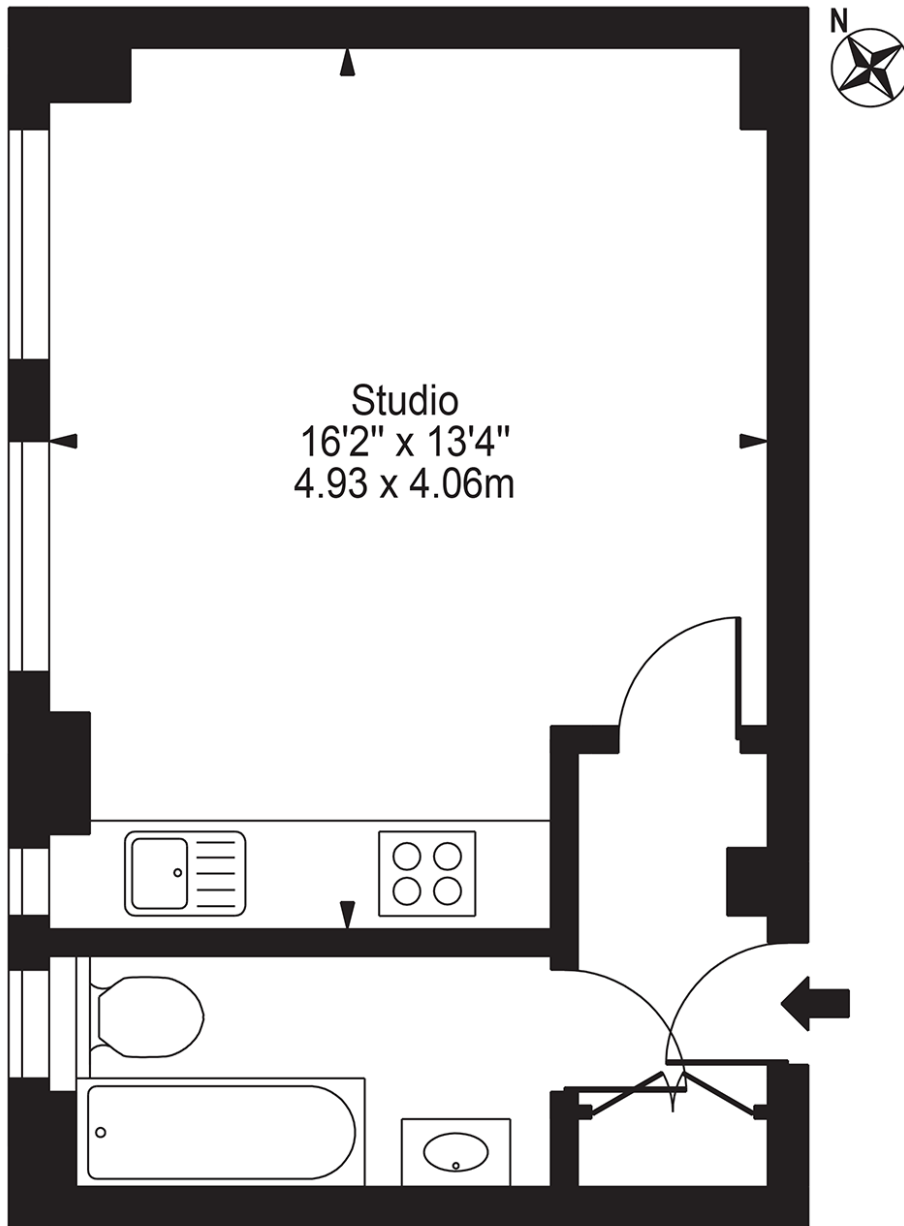
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Hyde Park & Marylebone Sales

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Park West

Approx. Gross Internal Area 275 Sq Ft - 25.55 Sq M



Seventh Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.