



Lord Estates

Established 1978

PARK WEST, W2 2QT



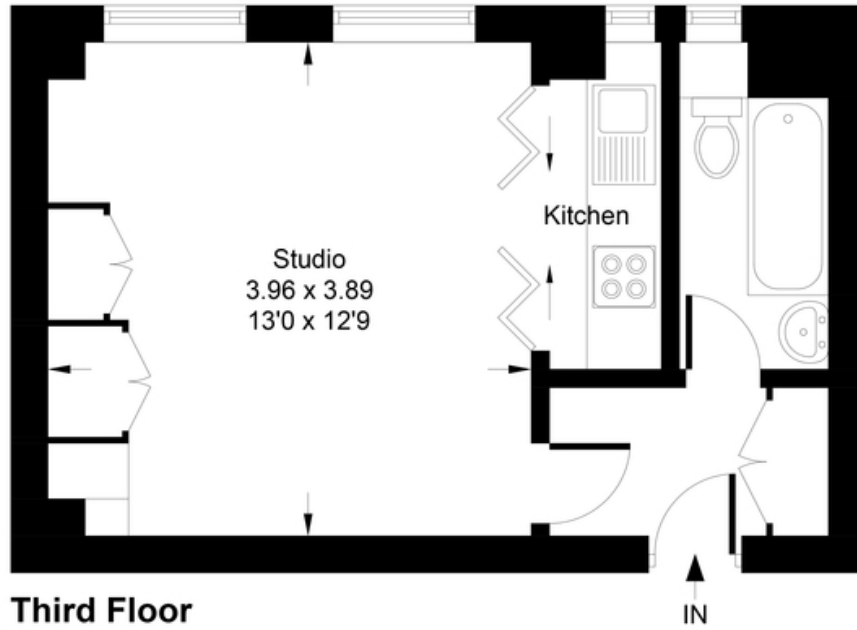
£275,000

A compact studio apartment (GIA 272 sq ft) in need of total refurbishment on the third floor of this popular purpose built block in Edgware Road close to all shopping and transport facilities, minutes' walk to Oxford Street and open spaces of Hyde Park. With a benefit of a long Lease, lifts and 24 hour portorage can be a great opportunity for a Central London property investment. Entrance Hall: Studio Room: Kitchen: Bathroom
Gross Internal Area: 25.3 Sq M // 272 Sq Ft approx. The property is offered with a lease expiring 25.12.2193 Council Tax Band: C Local Authority: Westminster City Service Charge: £3303 pa.



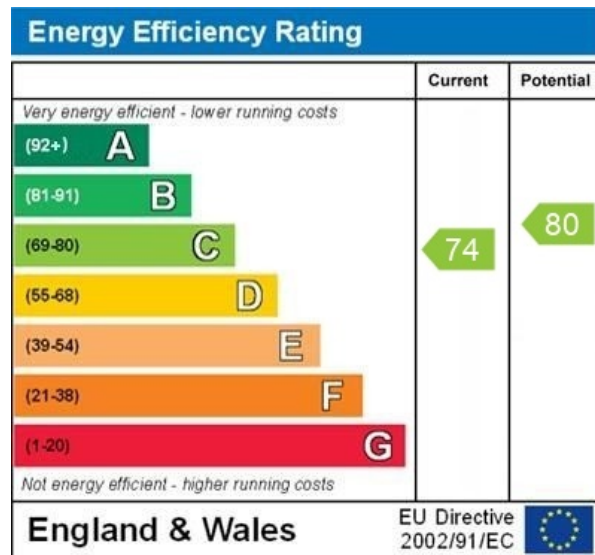
Park West, Edgware Road, W2

Approximate Gross Internal Area
25.3 sq m / 272 sq ft



Third Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Lord Estates by IDENTIKA LTD



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Terms and conditions

Tenure: Leasehold
Leasehold: expiring 25/12/2193

Property Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.