



Lord Estates

Established 1978

PARK WEST, W2 2QX



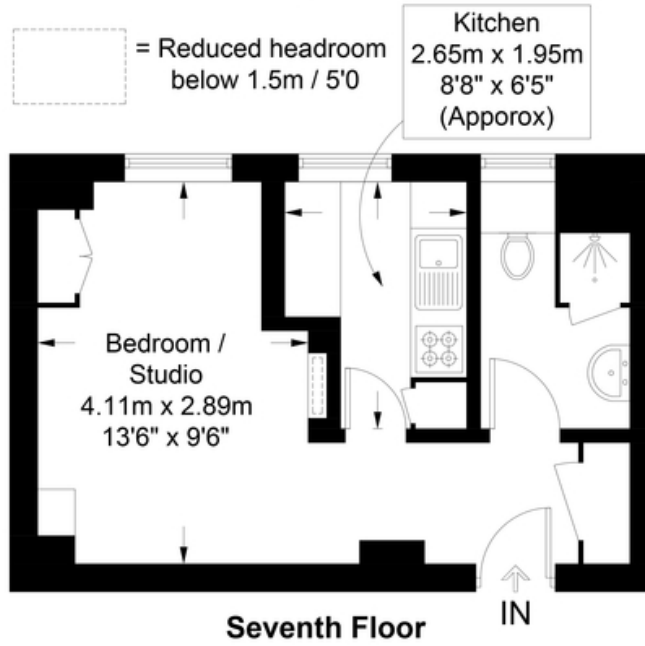
£330,000

A stylish, bright and modern Studio Flat on the 7th floor of this popular purpose built block with 24 hour portorage, lift, the building is conveniently located within easy reach to all amenities of Edgware Road, Marble Arch and Hyde Park. The property benefits from a separate modern Fully fitted Kitchen, Bathroom, plenty of storage space and stylish Italian wall unit incorporating sofa/double bed. Ideal as Central London pied-a-terre or rental investment. Council Tax Band: C

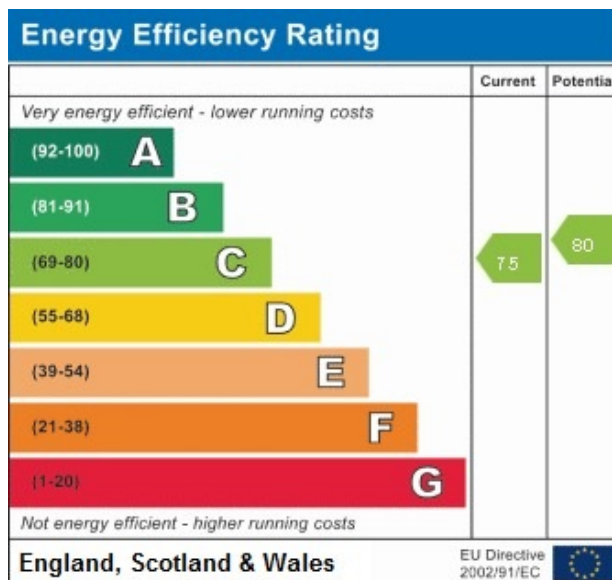


Park West Place, W2

Approximate Gross Internal Area = 281 sq ft / 26.1 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 1 sq ft / 0.1 sq m
Total = 282 sq ft / 26.2 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (818796)



Terms and conditions

Tenure: Leasehold
Leasehold: expiring 25/12/2193
Service charge: £2650
Ground rent: £100

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.