

**FRASER**  
& Co

**PARK WEST**

HYDE PARK, W2



**OFFERS OVER  
£499,000**



# PARK WEST

## EDGWARE ROAD

### W2

- Two Bedrooms
- One Bathroom
- 2nd Floor
- Lift
- 24 Hour Concierge
- Secure Entry System
- Moments From Hyde Park

This two-bedroom apartment presents a fantastic opportunity to live in a secure Art Deco building, offering a bright and airy living space. The property benefits from a 24-hour porter, lifts, entry phone system, and CCTV.

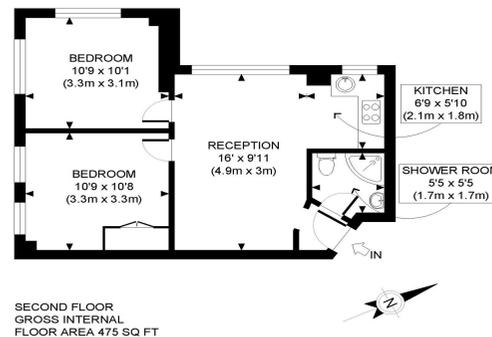
Situated on the 2nd floor, the apartment features two spacious double bedrooms, making it the perfect choice for first-time buyers, investors, or as a pied-à-terre. Ideally located just off Edgware Road and the Hyde Park Estates, it's only a short walk to the vast green spaces of Hyde Park, as well as the vibrant local amenities of Paddington, Oxford Street, and the West End. With Paddington, Marble Arch, and Edgware Road stations just moments away, transport links are second to none.

This property is an ideal investment or pied-à-terre, offering excellent rental potential and a superb location.



# PARK WEST EDGWARE ROAD W2

Approximate gross  
internal area:  
**44.1 SQM /  
475 SQ FT**



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 475 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 475 SQ FT/ 44 SQM

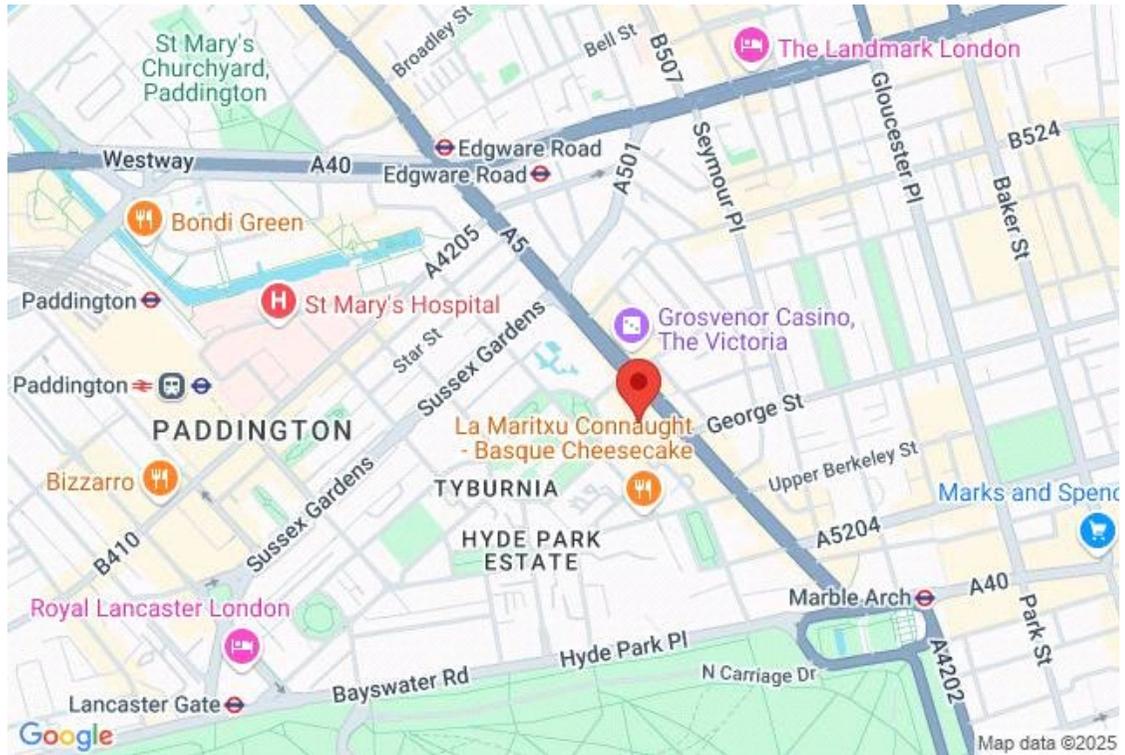
**PROPERTY PHOTO PLANS**.CO.UK  
NOT A PLAN. ALWAYS CHECK APPROPRIATE MEASUREMENTS

Tenure: Leasehold, 78 years  
Estimated ground rent: £100 p.a.  
Estimated service charge: £4939 p.a.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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