



PARK WEST

Price
£2,495,000

A truly magnificent newly refurbished seventh floor apartment comprising of just over 2000 square feet of living space. Entirely lateral and benefitting from an abundance of natural light the accommodation centres around a generous hallway and comprises a fully fitted kitchen with breakfast bar and dining area, separate dual aspect reception room, three double bedrooms with en-suites and fitted wardrobes, a further fourth bedroom and guest cloakroom.

The building benefits from a lift, secure key pad entry and a porter.

Park West is located moments from Connaught Village as well as being close to all the shopping and transport amenities of Marble Arch and Oxford Street where the famous Selfridges Store can be found. This apartment is also within walking distance to Hyde Park.

Nearby transport links include Marble Arch (Central line), Edgware Road (Bakerloo, Circle/District and Hammersmith & City lines) and Paddington (Bakerloo, Circle/District, Hammersmith & City lines as well as National Services including Heathrow Express).

Details

Reception Room
Kitchen/Breakfast Room
Master Bedroom with En-Suite Bathroom
Three Further Double Bedrooms
Two Shower Rooms
Guest Cloakroom
Lift
24 Hour Porter



SEVENTH FLOOR

PARK WEST




APPROXIMATE GROSS INTERNAL AREA
2074 SQ. FT. (192.7 SQ. M.)

This plan is for general guidance only. Not drawn to scale.
Unless stated, window and door openings are approximate.
Infant every care is taken in the preparation of this plan,
please check all dimensions, shapes and corners bearings
before making any decisions in regard thereto. Please be
advised that structural alterations may be necessary and
some of the same may require regulations or planning permission
in relation to works carried out to the property (R.P. 10/01/7)

Terms and Conditions

Tenure: 88 years
 Borough: Westminster
 Price: £2,495,000

EPC Information

Energy Performance Certificate 

Flat 503 Park West, Edgware Road, LONDON, W2 2QX


Dwelling type: Mid-floor flat Reference number: 0760-2809-6159-9325-6431
 Date of assessment: 21 May 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 May 2015 Total floor area: 193 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,661
Over 3 years you could save	£ 4,464

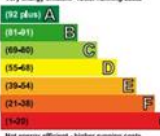
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 303 over 3 years	
Heating	£ 6,747 over 3 years	£ 2,448 over 3 years	
Hot Water	£ 1,611 over 3 years	£ 1,446 over 3 years	
Totals	£ 8,661	£ 4,197	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
29	64



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 4,302	
2 Heat recovery system for mixer showers	£585 - £725	£ 165	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT