



Westmark Tower, Hyde Park W2



Westmark Tower, Hyde Park W2

The property is entered into the spacious, bright open-plan reception room that offers access to a balcony with the kitchen boasting a great range of fitted cabinets and integrated appliances. The principal bedroom is a generous-sized double with fitted wardrobes and en suite bathroom. There is a good sized second bedroom and a contemporary shower room and utility area.

Westmark Tower has a wealth of amenities including; concierge, residents lounge and dining area, cinema, gym and a superb spa/swimming pool.



Asking price: £1,300,000

Tenure: Leasehold: approximately 994 years remaining

Service charge: £5,500 per annum. Please note we are unable to confirm the next review date. You should make your own enquiry.

Ground rent: £750 per annum, next review date 2040

Local authority: City of Westminster

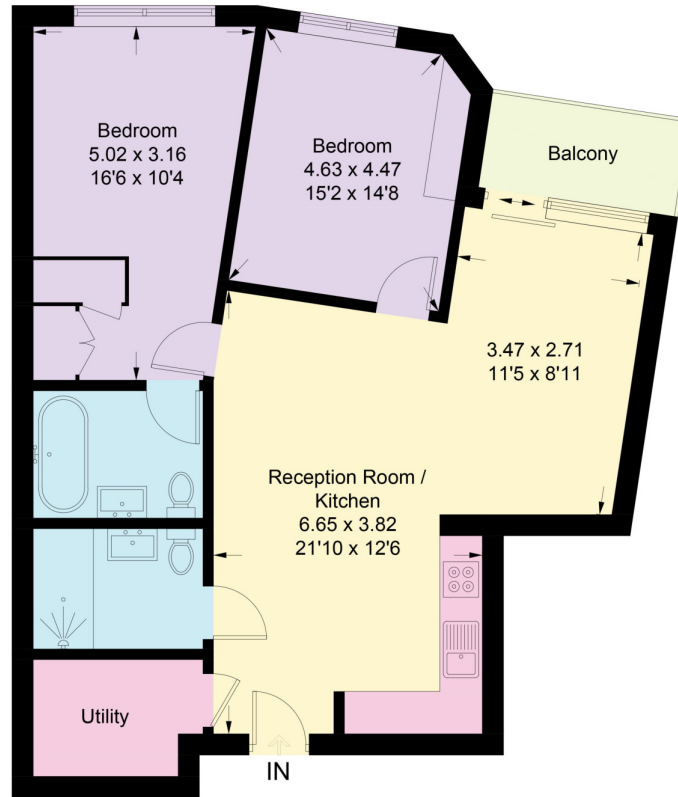
Council tax band: H



We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.

Westmark Tower, Newcastle Place, W2

Approximate Gross Internal Area = 74.5 sq m / 802 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Third Floor

Knight Frank
Hyde Park
1 Craven Terrace
London
W2 3QD
knightfrank.co.uk

I would be delighted to tell you more
Mark Ruffell
020 3697 8234
mark.ruffell@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated February 2024. Photographs and videos dated February 2024.
Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.