



## WESTMARK TOWER

London W2



# LUXURIOUS ONE BEDROOM APARTMENT

This beautiful apartment is located on the eighth floor of the ever-popular Westmark Tower in W2 with accommodation measuring approximately 52.3 sq m (563 sq ft).



Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold, approx 993 years remaining

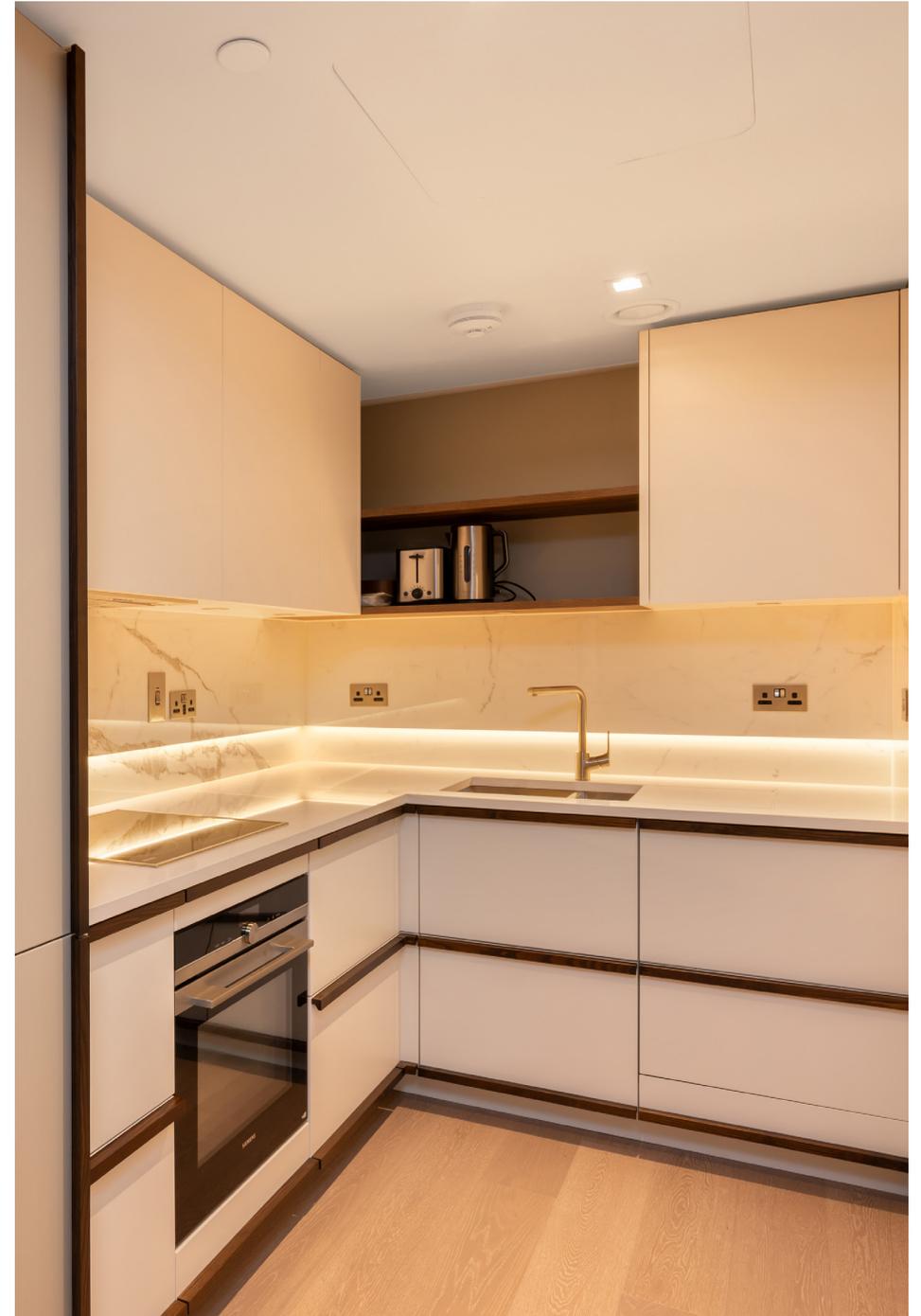
Ground rent: £600 per annum, reviewed annually, next review date 2026

Service charge: £3,864 per annum, reviewed annually next review due 2026

**Guide price: £700,000**



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





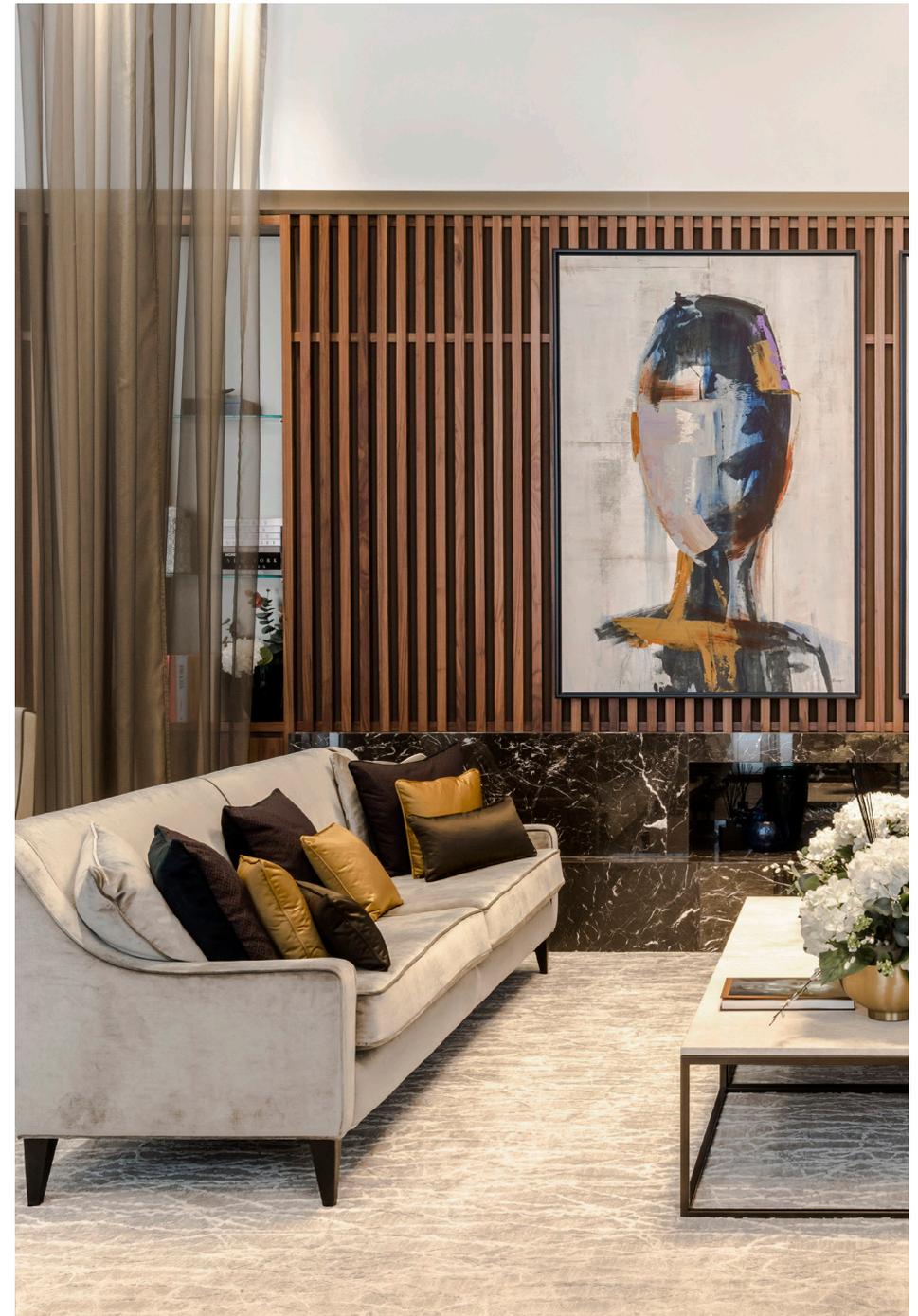


The property comprises a stylish reception room with an open plan kitchen which boasts an ample range of fitted cabinets and integrated appliances and this space features engineered wooden flooring. The carpeted bedroom is a good size double with plenty of storage and accessed from the hallway are two storage cupboards. Elsewhere there is a sleek, fully tiled bathroom and a private balcony, ideal for alfresco dining.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice

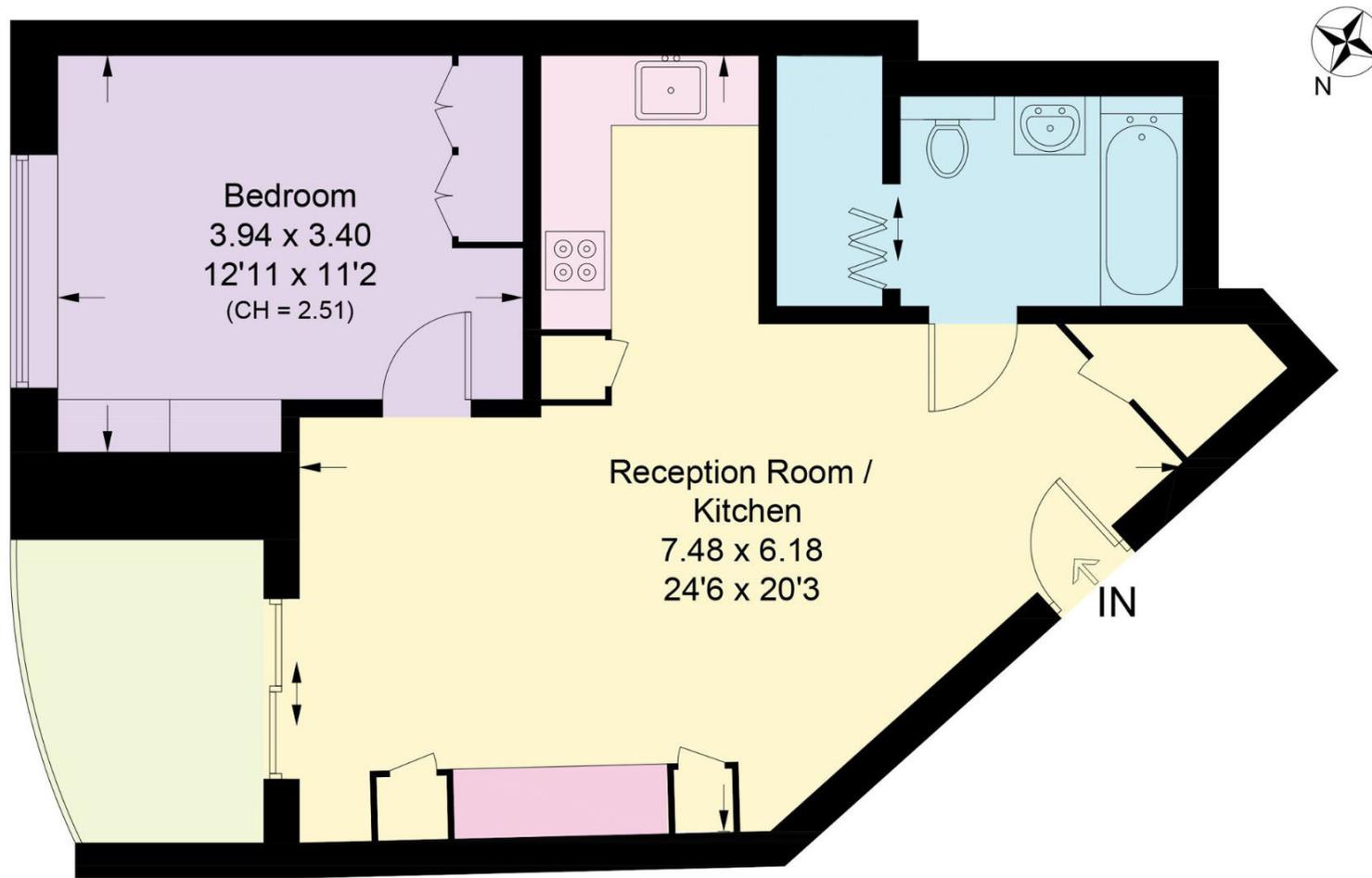


Westmark Tower benefits from a unique location and the development is situated to provide fantastic transport links including Paddington Station (overground, numerous underground and Elizabeth lines) as well as Edgware Road station. There is also a host of nearby amenities like Paddington Basin with its canal and the recently opened market halls providing a great range of eateries.









## Eighth Floor

Approximate Gross Internal Area = 52.3 sq m / 563 sq ft

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. (ID767266)

We would be delighted  
to tell you more.

**Mark Ruffell**

+44 20 3697 8234

mark.ruffell@knightfrank.com

**Knight Frank Hyde Park**

1 Craven Terrace

W2 3QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.