



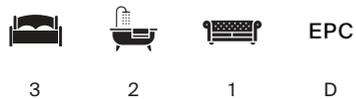
## PARK WEST

London W2



## 3 BEDROOM FLAT FOR SALE

Located on the seventh floor within this popular residential building, benefitting from a lift and porter.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold with approximately 77 years remaining

Ground rent: £300 per annum. We have been unable to confirm the next review date.

Service charge: We have been unable to confirm the amount or review date. You should make your own enquiries.

**Guide Price: £700,000**



This smartly presented three bedroom apartment offers spacious living throughout with lots of natural light.

The property comprises a generously sized reception room boasting a pleasant bay window with open plan kitchen. Elsewhere there are three double bedrooms with an en suite to the principal and a further contemporary shower room.

Park West has easy access to the beautiful open spaces of Hyde Park and the boutique shops and restaurants of Connaught Village and Marylebone. Marble Arch (Central line) and Paddington mainline (Network Rail, Heathrow Express) and underground (Elizabeth, Hammersmith & City, Circle, Bakerloo and District lines) stations are within close proximity.

We have made reasonable enquiries regarding the fire safety (including, but not limited to, the external wall of the building), but have not received any information.

You should ensure you take independent professional advice and carry out your own investigations before making an offer on this property.



Approximate Gross Internal Area = 91.5 sq m / 985 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.

**Carlton Ruth**  
+44 2034356456  
carlton.ruth@knightfrank.com

**Knight Frank Hyde Park**  
Unit 49, 55 Baker Street  
W1U 8EW

[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 Feb 2026 . Photographs and videos dated Feb 2026 . 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.