



PARK WEST, W2

Price
£525,000

Located on the sixth floor of this popular purpose built block is this one bedroom apartment in need of updating. The accommodation comprises of reception room, kitchen, bedroom and bathroom. Added benefits include 24 hour porter and lifts. Park West is brilliantly located just a short walk from Marble Arch tube station, Oxford Street, Edgware Road, Paddington and the open spaces of Hyde Park.

Details

- Reception Room
- Kitchen
- Bedroom
- Bathroom
- 24 Hour Porter
- Lifts

PLAZA estates

www.plazaestates.co.uk

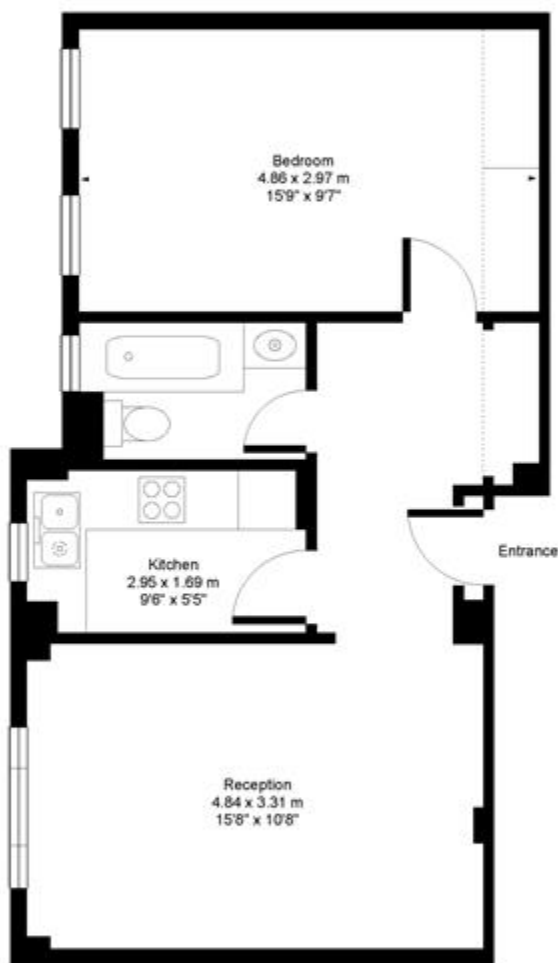
Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090



Park West Kendal Street, W2



Approx. Gross Floor Area = 47 sq.meters • 510 sq.feet



SIXTH FLOOR

For illustrative purposes only. Not to scale. Prepared by swan photography 07974 264576

Terms and Conditions

| | |
|-----------------|-------------|
| Tenure: | 88 years |
| Ground Rent: | £100.00 |
| Service Charge: | £4,200.00 |
| Borough: | Westminster |
| Price: | £525,000 |

EPC Information

SAP
www.sap.org.uk
Energy Performance Certificate

Flat 264 Park West, Edgware Road, LONDON, W2 2QN

Dwelling type: Mid-floor flat Reference number: 0530-2884-7286-0105-0081
 Date of assessment: 04 August 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 05 August 2015 Total floor area: 47 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: | £ 1,110 |
| Over 3 years you could save | £ 222 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|--------------------|--------------------|---|
| Lighting | £ 150 over 3 years | £ 99 over 3 years | <div style="background-color: #0070C0; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 222 over 3 years </div> |
| Heating | £ 627 over 3 years | £ 456 over 3 years | |
| Hot Water | £ 333 over 3 years | £ 333 over 3 years | |
| Totals | £ 1,110 | £ 888 | |

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

Very energy efficient - lower running costs

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 | £ 180 | ✓ |
| 2 Low energy lighting for all fixed outlets | £15 | £ 45 | |

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.

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT