



## 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](http://www.plazaestates.co.uk)

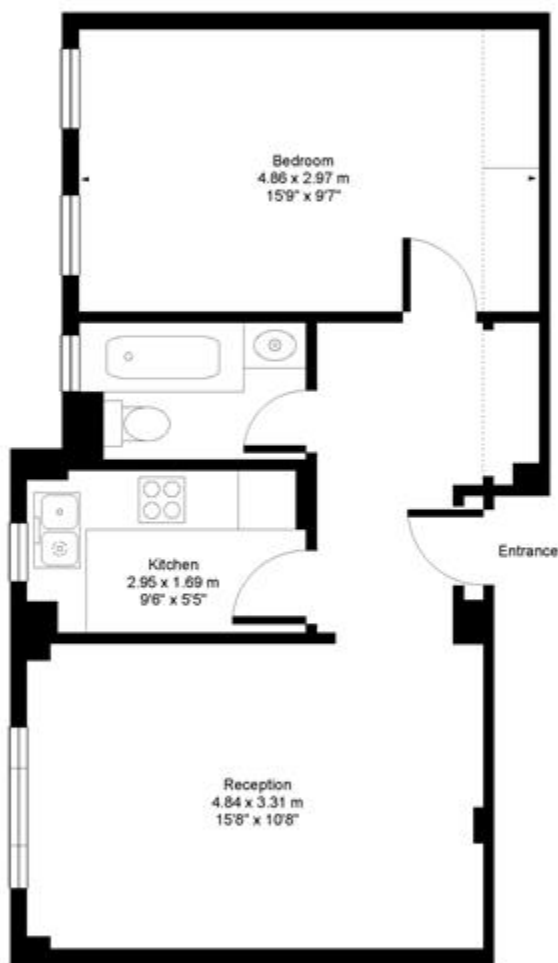
Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090



## 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


**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 m<sup>2</sup>

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

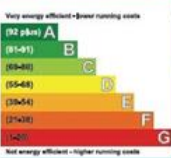
Estimated energy costs of dwelling for 3 years:	£ 1,110
Over 3 years you could save	£ 222

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 99 over 3 years	
Heating	£ 627 over 3 years	£ 456 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	
<b>Totals</b>	<b>£ 1,110</b>	<b>£ 888</b>	

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
76	81

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](http://www.direct.gov.uk/savingenergy) or call 0330 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**