



## STUART TOWER, MAIDA VALE, W9

**Price**  
**£550,000**

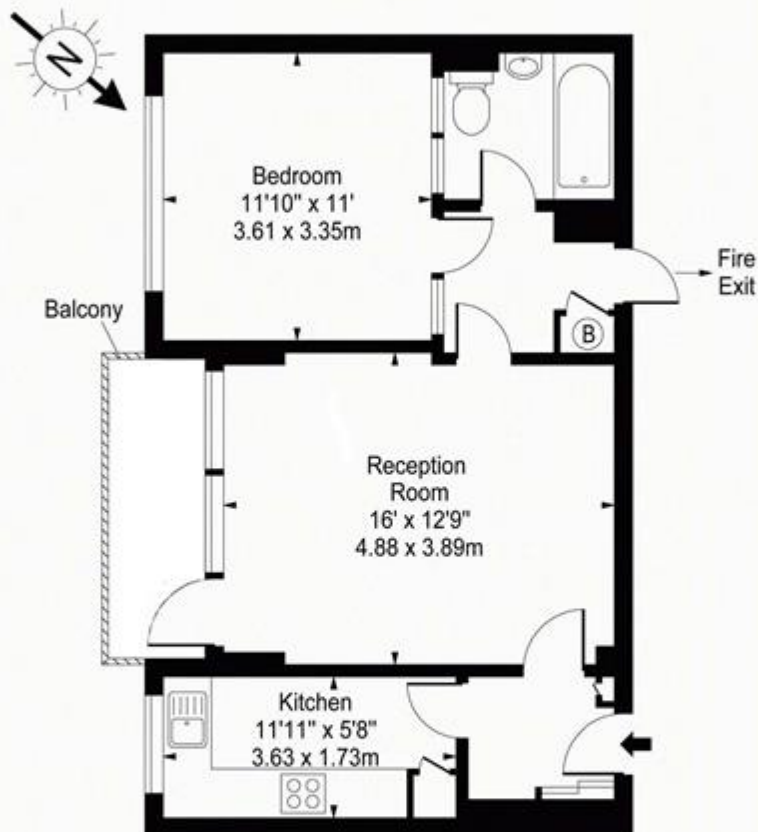
Located on the thirteenth floor and with views across the London skyline is this wonderful one bedroom purpose built apartment. Presented in good decorative order the accommodation comprises of reception room with balcony, kitchen, bedroom and bathroom. Added benefits include a share of the freehold, porter and lift. Stuart Tower is well located just a short walk from Maida Vale tube station, Regents Canal, Little Venice and Warwick Avenue.

### Details

- Reception Room
- Kitchen
- Bedroom
- Bathroom
- Balcony
- Porter
- Lift



## Stuart Tower, Maida Vale, W9



Thirteenth Floor

Approx Gross Internal Area **540 Sq Ft - 50.17 Sq M**

For Illustration Purposes Only - Not To Scale

## Terms and Conditions

Tenure: Share of Freehold  
 Service Charge: £3,040.00  
 Borough: Westminster  
 Price: £550,000

## EPC Information

Energy Performance Certificate

**Flat 13/K Stuart Tower, 105, Maids Vale, LONDON, W9 1UJ**

**Dwelling type:** Mid-floor flat      **Reference number:** 2848-4068-7253-3575-8984  
**Date of assessment:** 24 July 2015      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 28 July 2015      **Total floor area:** 51 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,881</b>
<b>Over 3 years you could save</b>	<b>£ 1,194</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 117 over 3 years	
Heating	£ 906 over 3 years	£ 192 over 3 years	
Hot Water	£ 762 over 3 years	£ 378 over 3 years	
<b>Totals</b>	<b>£ 1,881</b>	<b>£ 687</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
62	86

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 Cavity wall insulation	£500 - £1,500	£ 405	✔
2 Low energy lighting for all fixed outlets	£40	£ 69	✔
3 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 621	✔

See page 3 for a full list of recommendations for this property.

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 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.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**