



## HYDE PARK SQUARE

**Price**  
**£695,000**

A wonderful and rare opportunity to purchase this one bedroom third floor apartment in this extremely sought after purpose built block. The accommodation comprises of reception room, kitchen, bedroom, bathroom and has the added benefits of porter, lift and a long lease.

Brilliantly located on one of the most prestigious Squares in W2 the apartment is just a short walk from Marble Arch tube Station, Paddington, Oxford Street and the open spaces of Hyde Park.

VIEWINGS HIGHLY RECOMMENDED

### Details

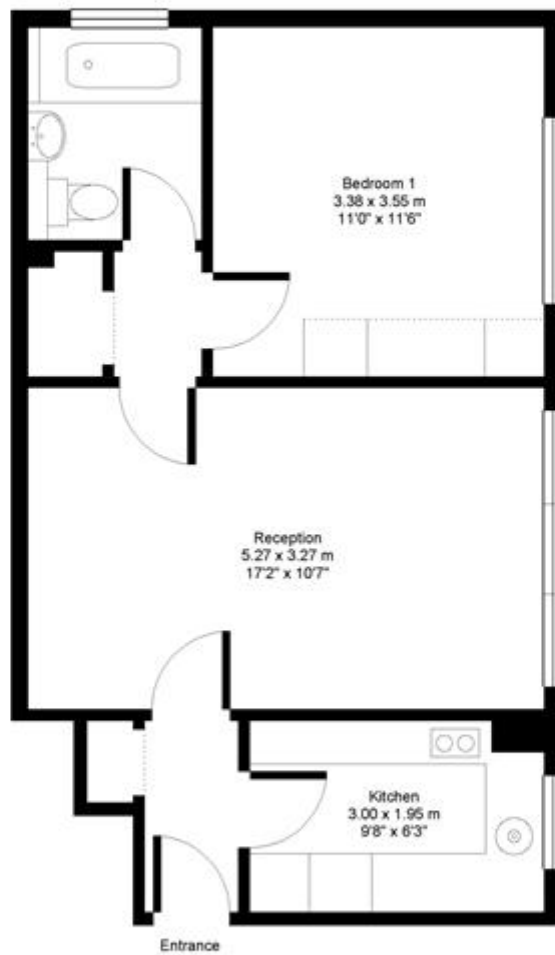
- Reception Room
- Kitchen
- Bedroom
- Bathroom
- Lift
- Porter



## Hyde Park Square W2



Approx. Gross Floor Area = 45 sq.meters • 492 sq.feet



### THIRD FLOOR

For illustrative purposes only. Not to scale. Prepared by swan-photography.co.uk

## Terms and Conditions

Tenure: 130 years  
 Service Charge: £3,665.00  
 Borough: Westminster  
 Price: £695,000

## EPC Information

Energy Performance Certificate

**Flat 17, 1, Hyde Park Square, LONDON, W2 2JZ**

**Dwelling type:** Mid-floor flat      **Reference number:** 8145-7325-3230-1613-4626  
**Date of assessment:** 27 May 2015      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 27 May 2015      **Total floor area:** 45 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>£ 1,272</b>
<b>Over 3 years you could save</b>	<b>£ 327</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years	
Heating	£ 933 over 3 years	£ 600 over 3 years	
Hot Water	£ 231 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 1,272</b>	<b>£ 945</b>	<div style="background-color: #27ae60; color: white; padding: 5px; border: 1px solid white;">                     You could save £ 327 over 3 years                 </div>

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

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	£ 186	✔
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 141	✔

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**