



CONISTON COURT

Price
£670,000

A well presented one bedroom apartment located in this desirable purpose built block just moments from Hyde Park. The accommodation comprises of reception room with open plan kitchen, bedroom and bathroom. Added benefits include lifts and 24 hour porter.

Coniston Court is brilliantly located just a short walk from Marble Arch tube Station, Paddington, Oxford Street and the open spaces of Hyde Park.

Details

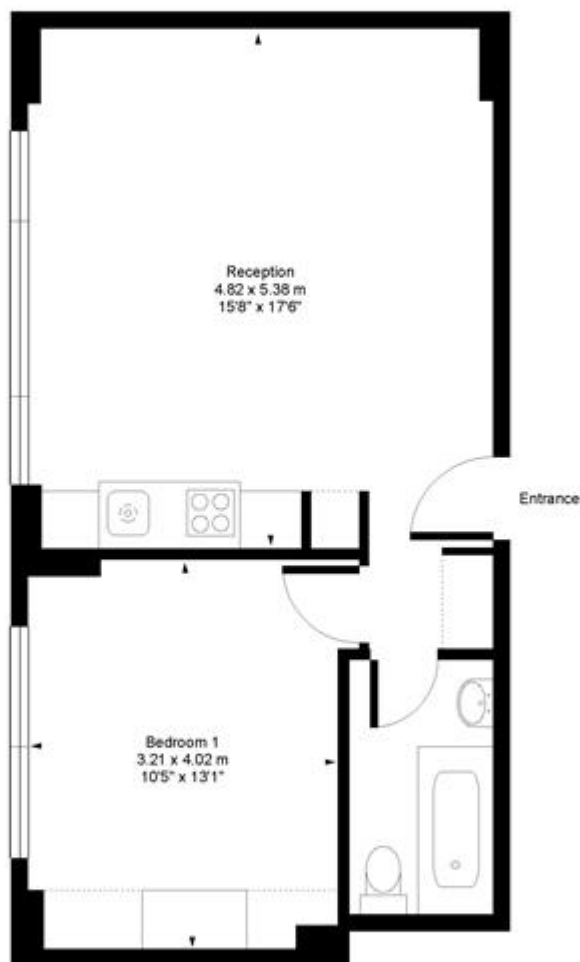
- Reception Room
- Open plan Kitchen
- Bedroom
- Bathroom
- Lifts
- 24 Hour Porter



Coniston Court Kendal street, W2



Approx. Gross Floor Area = 45 sq.meters • 490 sq.feet



THIRD FLOOR

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

Terms and Conditions

Tenure: 72 years
Borough: Westminster
Price: £670,000

EPC Information

Energy Performance Certificate

32 Coniston Court, Kendal Street, LONDON, W2 2AN

Dwelling type: Mid-floor flat Reference number: 9309-2827-7400-9102-2671
 Date of assessment: 03 October 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 03 October 2012 Total floor area: 46 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:	£ 1,170
Over 3 years you could save	£ 363

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 166 over 3 years	£ 84 over 3 years	
Heating	£ 726 over 3 years	£ 447 over 3 years	
Hot Water	£ 276 over 3 years	£ 276 over 3 years	
Totals	£ 1,170	£ 807	

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

Current	Potential
74	82

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	£ 108	✔
2 Draught proofing	£80 - £120	£ 21	✔
3 Low energy lighting for all fixed outlets	£25	£ 72	

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/avingenergy 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