



PORCHESTER PLACE

Price
£675,000

A beautifully presented 7th floor one bedroom purpose built apartment with stunning south facing views towards Hyde Park. The accommodation comprises of large reception room with open plan kitchen, bedroom and bathroom. Added benefits include 24 hour concierge and lifts. Porchester Place is popular purpose built block wonderfully located just a short walk from Marble Arch tube station, Paddington, Edgware Road, Oxford Street and the open spaces of Hyde Park.

Details

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

Terms and Conditions

Tenure: 71 years
 Borough: Westminster
 Price: £675,000

EPC Information

Energy Performance Certificate

Flat 40, 25, Porchester Place, LONDON, W2 2PE

Dwelling type: Mid-floor flat Reference number: 9718-4085-7269-3715-6980
 Date of assessment: 19 January 2015 Type of assessment: RdSAP; existing dwelling
 Date of certificate: 21 January 2015 Total floor area: 61 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:	£ 1,398
Over 3 years you could save	£ 258

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 129 over 3 years	
Heating	£ 843 over 3 years	£ 657 over 3 years	
Hot Water	£ 354 over 3 years	£ 354 over 3 years	
Totals	£ 1,398	£ 1,140	

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

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 Low energy lighting for all fixed outlets	£15	£ 63	
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 198	✔

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.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT