



PALACE GATE, KENSINGTON W8.

Price
£600 per week

Unusually spacious one bedroom flat conveniently situated 2 minutes walk from Hyde Park/Kensington Gardens. This 2nd floor flat has a large reception room and benefits from a separate shower room as well as the bathroom so is ideal when there are visitors. The flat is well arranged with the bedroom at the back (away from the street). This small modern building is situated just at the boundary of South Kensington and Kensington where Gloucester Road changes name to Palace Gate. It is only 5 minutes' walk from Gloucester Road tube station and is moments away from the excellent local shops on Gloucester Road.

Details

- Bedroom
- 2 bathrooms
- Reception room with separate dining area
- Kitchen/breakfast room
- lift
- Underground parking at extra cost
- Council tax band G

PLAZA estates

www.plazaestates.co.uk

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Terms and Conditions

Available: Available Now For Long Let
Price: £600 per week

EPC Information

Energy Performance Certificate

Flat 7 Florence House,
 33-37, Palace Gate,
 LONDON,
 W8 5LZ

Dwelling type: Mid-floor flat
 Date of assessment: 19 June 2009
 Date of certificate: 19 June 2009
 Reference number: 0507-2631-0304-0061-6321
 Total floor area: 63 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	83	81	82

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

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The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	142 kWh/m ² per year	140 kWh/m ² per year
Carbon dioxide emissions	1.5 tonnes per year	1.5 tonnes per year
Lighting	£59 per year	£33 per year
Heating	£219 per year	£223 per year
Hot water	£76 per year	£76 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 612 or visit www.energysavingtrust.org.uk/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT