



PORCHESTER PLACE, LONDON, W2

Price
£450 per week

Excellent spacious apartment. This larger than average one bedroom apartment with a large lounge/ dining room and a large double bedroom with good storage, on the 10th floor of this recently refurbished, purpose built block with twenty four hour portorage. the property is located on the Hyde Park Estate close to Marble Arch.

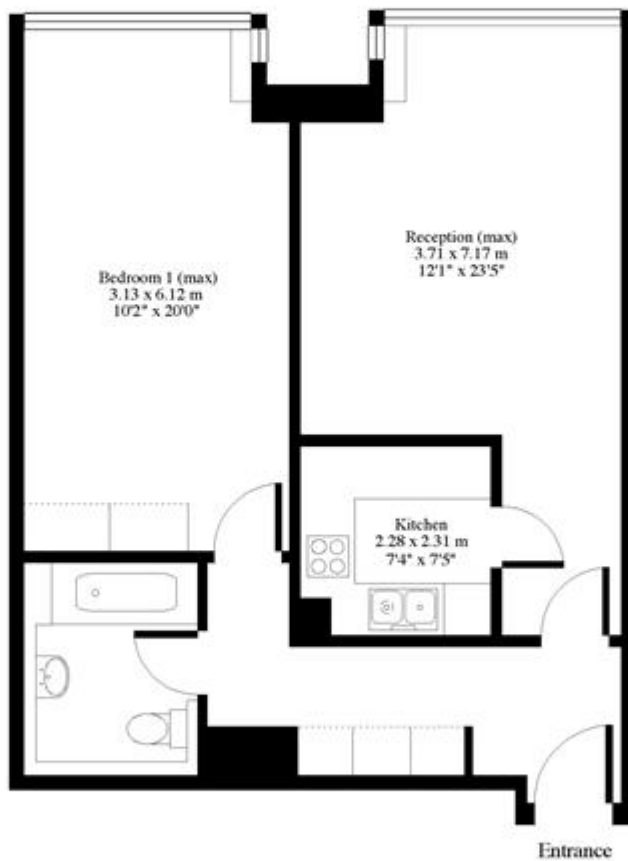
Details

Bedroom
Bathroom
Reception Room
Kitchen
Lift



Porchester Place W2

Approx. Gross Floor Area = 59 sq.meters • 645 sq.feet



TENTH FLOOR


For illustrative purposes only. Not to scale. Prepared by Swan Photography 01435 863908

5525PP

Terms and Conditions

Available: Available Now For Long Let
Price: £450 per week

EPC Information

Energy Performance Certificate 

Flat 55, 25, Porchester Place
LONDON
W2 2PE

Dwelling type: Mid-floor flat
Date of assessment: 05 November 2008
Date of certificate: 05 November 2008
Reference number: 9455-2835-5097-0508-9985
Total floor area: 57 m²

This home's performance is rated in terms of 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

Very energy efficient - lower running costs	Current	Potential
A (81-91)		
B (69-80)		
C (55-68)		
D (40-54)		
E (29-39)		
F (15-28)		
G (1-14)		

Not energy efficient - higher running costs

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.

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (81-91)		
B (69-80)		
C (55-68)		
D (40-54)		
E (29-39)		
F (15-28)		
G (1-14)		

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC


The environmental impact rating is a measure of a 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	271 kWh/m ² per year	262 kWh/m ² per year
Carbon dioxide emissions	2.6 tonnes per year	2.5 tonnes per year
Lighting	£52 per year	£26 per year
Heating	£219 per year	£223 per year
Hot water	£152 per year	£152 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.

 The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT