



CONNAUGHT PLACE, MARBLE ARCH, W2.

Price
£650 per week

Lovely flat in great location. Attractive one bedroom apartment with air conditioning, on the lower ground floor of this wonderful, stucco fronted, period conversion. The property is very centrally located within minutes walking distance of Hyde Park, Marble Arch and Oxford Street.

Details

Bedroom
Bathroom
Reception Room
Open Plan Kitchen
Lift

Terms and Conditions

Available: Available Now For Long Let
Price: £650 per week

EPC Information

Energy Performance Certificate

Flat 1
4 Connaught Place
LONDON
W2 2ET

Dwelling type: Ground floor flat
Date of assessment: 20 October 2009
Date of certificate: 20-Oct-2009
Reference number: 8192-4995-8830-4826-4013
Type of assessment: SAP, new dwelling
Total floor area: 56 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

Very energy efficient - lower running costs

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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 CO₂ emissions

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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 | 223 kWh/m ² per year | 218 kWh/m ² per year |
| Carbon dioxide emissions | 1.9 tonnes per year | 1.8 tonnes per year |
| Lighting | £51 per year | £33 per year |
| Heating | £283 per year | £288 per year |
| Hot water | £165 per year | £165 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.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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