



SUSSEX GARDENS W2

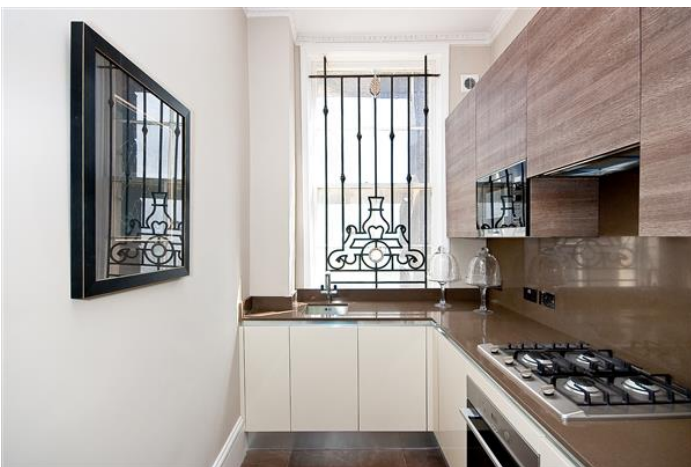
Price
£1,800,000

A wonderful ground floor newly refurbished two bedroom period conversion flat just moments away from Hyde Park. The accommodation comprises of a large reception room, kitchen, two double bedrooms, bathroom and shower room (en-suite). The apartment also benefits from high ceilings throughout. Sussex Gardens is brilliantly located just a short walk from Lancaster Gate tube station, Paddington, Bayswater and the open spaces of Hyde Park.

Details

Reception Room
Kitchen
Two Double Bedrooms
Bathroom
Shower Room





Sussex Gardens W2



Approx. Gross Floor Area = 106 sq.meters • 1141 sq.feet (inc. restricted storage)



GROUND FLOOR

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

Terms and Conditions

Tenure: Share of Freehold
Price: £1,800,000

EPC Information

Energy Performance Certificate

Flat 1
218 Sussex Gardens
LONDON
W2 3UD

Dwelling type: Mid-floor flat
Date of assessment: 14 January 2012
Date of certificate: 14 January 2012
Reference number: 0370-2804-6497-9092-1161
Type of assessment: RdSAP, existing dwelling
Total floor area: 104 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

Very energy inefficient - 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 CO₂ emissions

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	195 kWh/m ² per year	187 kWh/m ² per year
Carbon dioxide emissions	3.9 tonnes per year	3.7 tonnes per year
Lighting	£97 per year	£52 per year
Heating	£603 per year	£510 per year
Hot water	£111 per year	£111 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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

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.

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT