



## FITZHARDINGE HOUSE, PORTMAN SQUARE W1

**Price**  
**£2,200,000**

A wonderful bright two bedroom apartment located on the 5th floor of this extremely sought after purpose built block on the corner of Portman Square. Presented in excellent decorative order the accommodation comprises of a large reception room with balcony, kitchen, two bedrooms and two shower rooms.

Added benefits include lifts and 24 hour porter.

Fitzhardinge House is superbly located just moments from Oxford Street, Baker Street and a short walk to Bond Street tube Station, Marble Arch and the open spaces of Hyde Park.

### Details

- Reception Room
- Balcony
- Kitchen
- Two Bedrooms
- Two Shower Rooms
- Lift
- 24 Hour Porter



# PLAZA estates

[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

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## Fitzhardinge House Portman Square, W1



Approx. Gross Floor Area = 86 sq.meters • 932 sq.feet



### FIFTH FLOOR

For illustrative purposes only. Not to scale. Prepared by [www.swan-photography.co.uk](http://www.swan-photography.co.uk)

## Terms and Conditions

Tenure: 135 years  
Borough: Westminster  
Price: £2,200,000

## EPC Information

**Energy Performance Certificate**

**Flat 44 Fitzhardinge House,**  
 Portman Square,  
 LONDON,  
 W1H 6LH

Dwelling type: Mid-floor flat  
 Date of assessment: 21 January 2010  
 Date of certificate: 21 January 2010  
 Reference number: 0674-2819-6098-9520-8575  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 87 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	81	70	78

**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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	204 kWh/m <sup>2</sup> per year	149 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.9 tonnes per year	2.2 tonnes per year
Lighting	£83 per year	£46 per year
Heating	£379 per year	£278 per year
Hot water	£139 per year	£139 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.

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.

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.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**