



PORCHESTER PLACE

Price
£1,100,000

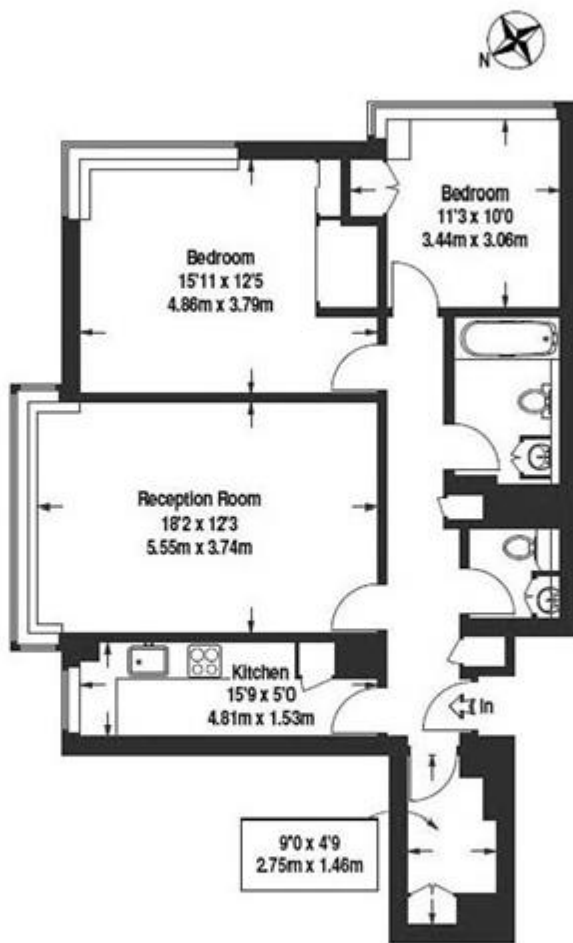
A well presented two bedroom 4th floor apartment located in this popular purpose built block. The accommodation comprises of reception room, kitchen, two bedrooms, bathroom and guest cloakroom.

Added benefits include lifts and 24 hour porter.

Porchester Place is brilliantly located just a short walk from Marble Arch tube station, Paddington, Oxford Street and the open spaces of Hyde Park.

Details

- Reception Room
- Kitchen
- Two Bedrooms
- Bathroom
- Shower Room
- Lifts
- 24 Hour Porter



Fourth Floor

25 Porchester Place
Approx GIA - 861 sqft / 80 sqm

Terms and Conditions

Tenure: 160 years
 Ground Rent: £300.00
 Service Charge: £8,572.00
 Borough: Westminster
 Price: £1,100,000

EPC Information

Energy Performance Certificate

Flat 293 Park West, Edgware Road, LONDON, W2 2QH

Dwelling type: Top-floor flat **Reference number:** 0438-2971-7239-1867-1914
Date of assessment: 07 November 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 07 November 2013 **Total floor area:** 66 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,550
Over 3 years you could save	£ 387

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 126 over 3 years	<div style="background-color: #0070C0; color: white; padding: 10px; border: 1px solid black; width: fit-content; margin: 0 auto;"> You could save £ 387 over 3 years </div>
Heating	£ 1,983 over 3 years	£ 1,743 over 3 years	
Hot Water	£ 330 over 3 years	£ 294 over 3 years	
Totals	£ 2,550	£ 2,163	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 50).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 219	✔
2 Low energy lighting for all fixed outlets	£40	£ 93	✔
3 Heat recovery system for mixer showers	£585 - £725	£ 33	✔

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 122 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT