



## FALMOUTH HOUSE, CLARENDON PLACE

**Price**  
**£1,195,000**

An extremely rare opportunity to purchase this lower ground floor two bedroom purpose built apartment located directly opposite Hyde Park. Benefitting from high ceilings and natural light the accommodation comprises of reception room, kitchen, two bedrooms, storage room/study, bathroom (en-suite) and shower room. Added benefits include porter.

Falmouth House is wonderfully located directly opposite the open spaces of Hyde Park as well as being walking distance to Lancaster Gate tube station, Marble Arch and Oxford Street.

### Details

- Reception Room
- Kitchen
- Two Bedrooms
- Storage Room/Study
- Bathroom (en-suite)
- Shower Room
- Porter


## Terms and Conditions

Tenure: 988 years  
 Borough: Westminster  
 Price: £1,195,000

## EPC Information

**Energy Performance Certificate**

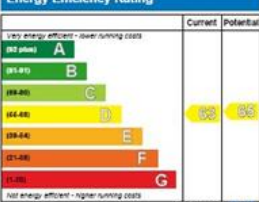
Flat 1 Falmouth House  
Clarendon Place  
LONDON  
W2 2HT



Dwelling type: Ground-floor flat  
 Date of assessment: 04 February 2010  
 Date of certificate: 04 February 2010  
 Reference number: 8100-3247-6229-7006-5203  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 86 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**

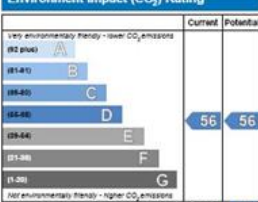


100 energy efficient - lower running costs  
 92-95 (A)  
 81-91 (B)  
 69-80 (C)  
 55-68 (D)  
 39-54 (E)  
 21-38 (F)  
 1-10 (G)  
 Not energy efficient - higher running costs

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.

**Environment Impact (CO<sub>2</sub>) Rating**



100 environmentally friendly - lower CO<sub>2</sub> emissions  
 92-95 (A)  
 81-91 (B)  
 69-80 (C)  
 55-68 (D)  
 39-54 (E)  
 21-38 (F)  
 1-10 (G)  
 Not environmentally friendly - higher CO<sub>2</sub> 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 (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	302 kWh/m <sup>2</sup> per year	296 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.3 tonnes per year	4.2 tonnes per year
Lighting	£84 per year	£45 per year
Heating	£532 per year	£330 per year
Hot water	£211 per year	£211 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**