# PLAZA
## estates

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## 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**
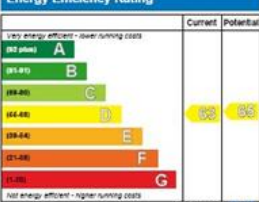
Flat 1 Falmouth House
Clarendon Place
LONDON
W2 2NT

Dwelling type:              Ground-floor flat
Date of assessment:        04 February 2010
Date of certificate:       04 February 2010
Reference number:          8100-3247-6229-7906-5203
Type of assessment:        RdSAP, existing dwelling
Total floor area:          96 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.
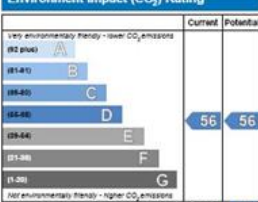
**Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home**

|  | Current | Potential |
|---|---|---|
| Energy use | 302 kWh/m² per year | 295 kWh/m² per year |
| Carbon dioxide emissions | 4.3 tonnes per year | 4.2 tonnes per year |
| Lighting | £84 per year | £46 per year |
| Heating | £522 per year | £530 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 practise. 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.

**SUBJECT TO CONTRACT**          **VIEWING STRICTLY BY APPOINTMENT**