



PORTSEA HALL

Price
£1,195,000

A newly refurbished second floor two bedroom apartment in this sought after art deco purpose built block. The accommodation comprises of reception room, kitchen, two bedrooms, bathroom (en-suite) and shower room. Added benefits include 24 hour concierge and lifts.

Portsea Hall is wonderfully located just a short walk from Marble Arch tube station, Paddington station, Oxford Street and the open spaces of Hyde Park.


Details

- Reception Room
- Kitchen
- Two Bedrooms
- Bathroom (en-suite)
- Shower Room
- 24 Hour Concierge
- Lifts

Terms and Conditions

Tenure: 108 years
Borough: Westminster
Price: £1,195,000

EPC Information


Energy Performance Certificate 

Flat 102 Portsea Hall
Portsea Place
LONDON
W2 2BZ


Dwelling type: Mid-floor flat
Date of assessment: 22 December 2009
Date of certificate: 22 December 2009
Reference number: 2528-7944-0252-7411-0054
Type of assessment: RdSAP, existing dwelling
Total floor area: 81 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	71	64	65

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.


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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	248 kWh/m ² per year	245 kWh/m ² per year
Carbon dioxide emissions	3.4 tonnes per year	3.3 tonnes per year
Lighting	£54 per year	£43 per year
Heating	£363 per year	£365 per year
Hot water	£224 per year	£224 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