



## NORFOLK CRESCENT, W2.

**Price**  
**£440 per week**

Compact two bedroom apartment on the ground floor of this prestigious purpose built block with twenty four hour porterage. The property is centrally located on the Hyde Park Estate between Marble Arch, Hyde Park and Paddington Station.

### Details

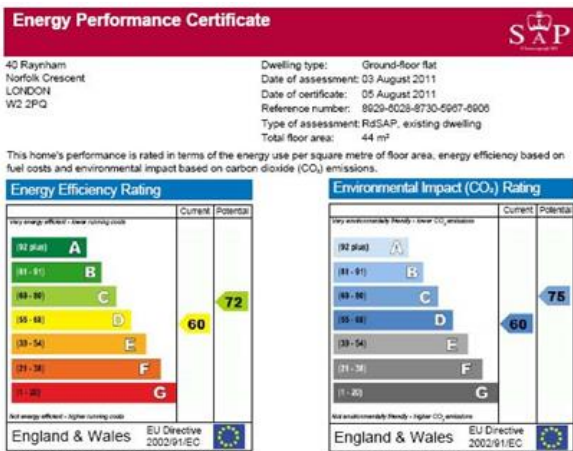
- 2 Bedrooms
- Bathroom
- Shower Room
- Study
- Open Plan Kitchen
- Porter



## Terms and Conditions

Available: Available Now For Long Let  
Price: £440 per week

## EPC Information



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.

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	317 kWh/m <sup>2</sup> per year	194 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.7 tonnes per year	1.5 tonnes per year
Lighting	£44 per year	£26 per year
Heating	£381 per year	£283 per year
Hot water	£104 per year	£90 per year

You could save up to £184 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 temperature, 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.



**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**