



SOUTHWICK STREET, MARBLE ARCH, W2.

Price
£580 per week

Great position overlooking the gardens. Attractive two bedroom apartment, newly decorated and furnished in modern style, on the fourth floor of this recently refurbished, well maintained, purpose built block with excellent security. The property has lovely communal gardens and is located close to Paddington Station.

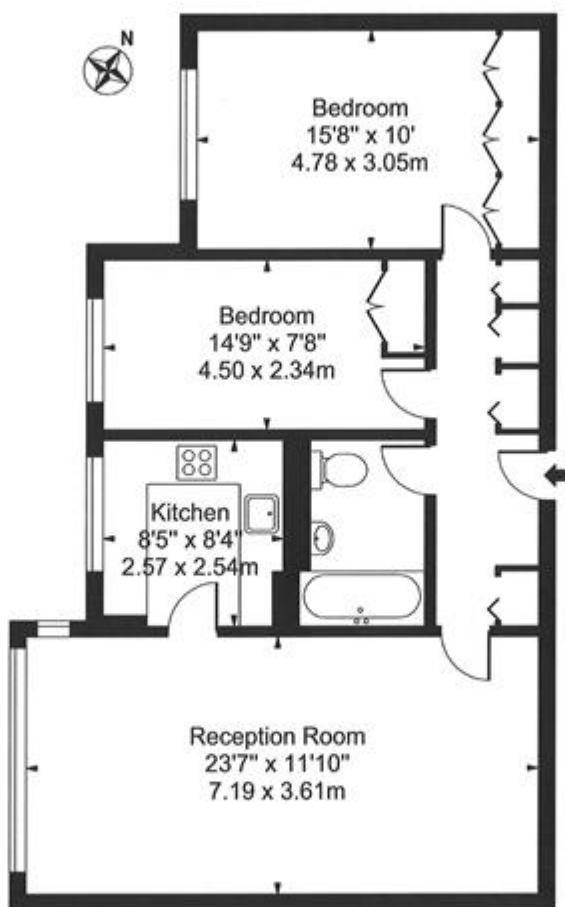
Details

- 2 bedrooms
- bathroom
- reception room
- kitchen
- communal gardens



Southwick Street, W2

Approximate Gross Internal Area 787 sq ft / 73 sq m



Fourth Floor


For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Terms and Conditions

Available: Available Now For Long Let
Price: £580 per week

EPC Information

Energy Performance Certificate 

Flat 90 Devonport,
23, Southwick Street,
LONDON, W2 2QH

Dwelling type: Mid-floor flat
Date of assessment: 27 September 2008
Date of certificate: 28 September 2008
Reference number: 2238-1063-6281-5118-2014
Total floor area: 76 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
56	68	70	78

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 this 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	234 kWh/m ² per year	177 kWh/m ² per year
Carbon dioxide emissions	2.7 tonnes per year	2.0 tonnes per year
Lighting	£71 per year	£36 per year
Heating	£385 per year	£264 per year
Hot water	£179 per year	£179 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

 The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 612 or visit www.energysavingtrust.org.uk/myhome

Page 1 of 5

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT