



WARWICK AVENUE W9

Price
£1,850 per week

A fabulous apartment set on the prestigious Warwick Avenue. A truly stunning interior designed two bedroom two bathroom property arranged over the 1st and 2nd floors of a period conversion located moments from Warwick Avenue Tube. The apartment comprises two interconnecting reception rooms, guest wc, fully fitted kitchen, large roof terrace, master bedroom with dressing room and en suite bathroom and a second bedroom with en suite shower room. Available on a furnished basis

Details

- 2 Bedrooms
- 2 Reception Rooms
- Bathroom
- Shower Room
- Kitchen
- Cloak Room

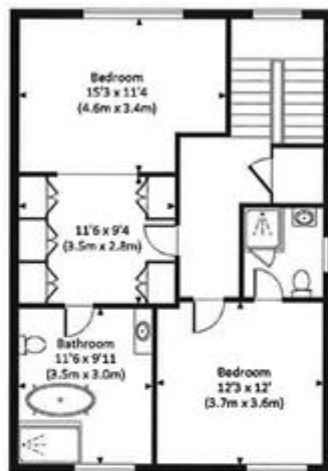






WARWICK AVENUE, W9

Approx. gross internal area
1543 Sq Ft. / 143.4 Sq M.



SECOND FLOOR



Terms and Conditions

Available: Available Now For Long Let
Price: £1,850 per week

EPC Information

Energy Performance Certificate

19a, Warwick Avenue, LONDON, W9 2PS

Dwelling type: Top-floor maisonette Reference number: 8137-6526-7390-4317-2906
 Date of assessment: 03 June 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 03 June 2013 Total floor area: 131 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,259
Over 3 years you could save	£ 3,504

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 423 over 3 years	£ 204 over 3 years	
Heating	£ 4,365 over 3 years	£ 1,224 over 3 years	
Hot Water	£ 471 over 3 years	£ 327 over 3 years	
Totals	£ 5,259	£ 1,755	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 147	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,866	✔
3 Low energy lighting for all fixed outlets	£270	£ 147	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT