



## WARWICK AVENUE, MAIDA VALE, W9

**Price**  
**£1,850 per week**

Fabulous two double bedroom apartment in the heart of Maida Vale. A stunning two bedroom property with a large garden moments from Warwick Avenue station. This recently refurbished flat comprises two large double bedrooms both with en suite bathrooms, a contemporary kitchen, an open plan reception room and a conservatory with a large dining table, access to a large garden and use of a private garage.

### Details

- 2 Bedrooms
- 2 Bathrooms
- Reception Room
- Open Plan Kitchen
- Garage
- Garden





## WARWICK AVENUE, W9

Approx. gross internal area  
1229 Sq Ft. / 114.2 Sq M.



LOWER GROUND FLOOR

## Terms and Conditions

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

## EPC Information

**Energy Performance Certificate**

19c, Warwick Avenue  
LONDON  
W9 2PS

Dwelling type: Ground-floor flat  
 Date of assessment: 14 January 2009  
 Date of certificate: 15 January 2009  
 Reference number: 8921-6429-5210-4634-8096  
 Total floor area: 125 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

EU Directive 2002/91/EC

England & Wales

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.

**Environmental Impact (CO<sub>2</sub>) Rating**

EU Directive 2002/91/EC

England & Wales

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	180 kWh/m <sup>2</sup> per year	172 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.4 tonnes per year	3.3 tonnes per year
Lighting	£163 per year	£59 per year
Heating	£453 per year	£460 per year
Hot water	£299 per year	£299 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 help make your home more energy efficient, call 0800 512 512 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**