



## HYDE PARK CRESCENT, LONDON, W2.

**Price**  
**£1,100 per week**

Beautifully refurbished two bedroom apartment on the second floor of this prestigious purpose built block with excellent security. The property is ideally located on the Hyde Park Estate close to Paddington Station.

### Details


2 Bedrooms  
2 Bathrooms  
Reception Room  
Kitchen  
Lift



## Terms and Conditions

Available: Available Now For Long Let  
Price: £1,100 per week

## EPC Information

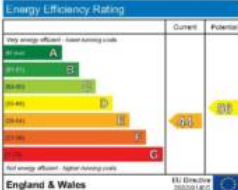
**Energy Performance Certificate** 

5 Castleacre Hyde Park Crescent  
LONDON  
W2 2PT

Dwelling type: Mid-floor flat  
Date of assessment: 21 November 2009  
Date of certificate: 22 November 2009  
Reference number: 9470-2809-6597-0121-7061  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 65 m<sup>2</sup>

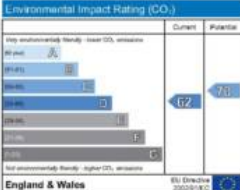
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**



England & Wales  
EU Directive 2002/91/EC

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



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.


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	314 kWh/m <sup>2</sup> per year	248 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.1 tonnes per year	2.4 tonnes per year
Lighting	£33 per year	£33 per year
Heating	£424 per year	£329 per year
Hot water	£356 per year	£280 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.

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**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**