

PALACE GATE, KENSINGTON W8.

**Price
£800 per week**

Light and attractive 2 bedroom flat with good outlook and well proportioned rooms. This 2nd floor flat is well presented and furnished in a traditional style. It benefits from good storage and is well arranged to provide practical accommodation. This small modern block is situated moments from Hyde Park/Kensington Gardens at the boundary where South Kensington becomes Kensington. It is therefore only 5 minutes walk from Gloucester Road tube and is moments from the variety of local shops on Gloucester Road.


Details

2 bedrooms
2 bathrooms
reception room
dining hall
kitchen
balcony
lift
parking available at extra cost
Council tax band G

Terms and Conditions

Available: Available Now For Long Let
Price: £800 per week

EPC Information

Energy Performance Certificate 

Flat 8 Florence House,
33-37, Palace Gate,
LONDON,
W8 5LZ

Dwelling type: Mid-floor flat
Date of assessment: 06 June 2010
Date of certificate: 06 June 2010
Reference number: 8706-7657-2629-2306-2603
Type of assessment: RdSAP, existing dwelling
Total floor area: 82 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
82	85	81	83

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 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 (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	131 kWh/m ² per year	100 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.5 tonnes per year
Lighting	£60 per year	£48 per year
Heating	£226 per year	£210 per year
Hot water	£137 per year	£112 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.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT