



## SOUTHWICK STREET, LONDON, W2.

**Price**  
**£650 per week**

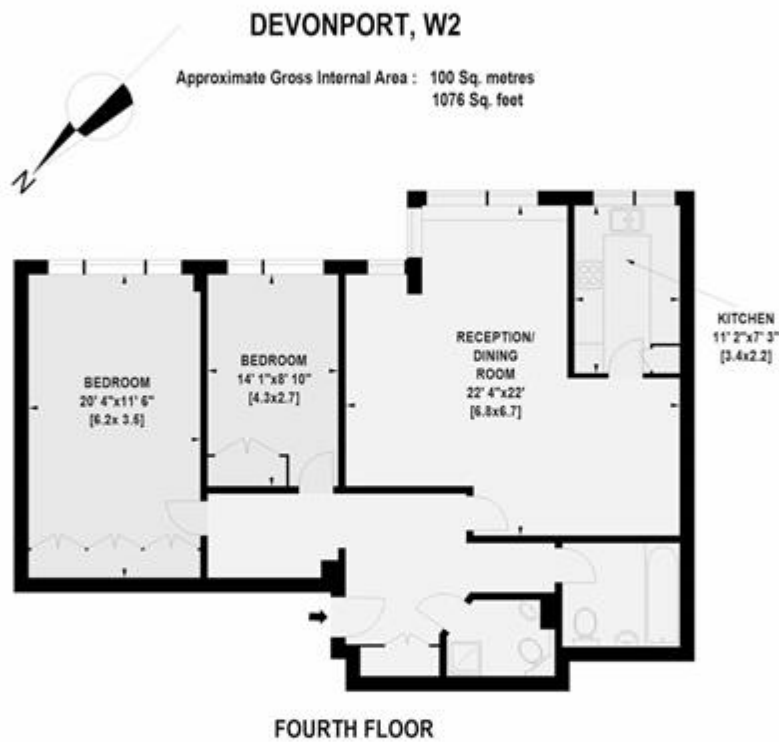
Attractive and spacious two bedroom apartment in the heart of The Connaught Village. The property is decorated and furnished to a good standard and comprises of 2 double bedrooms, 2 bathrooms, reception/dining room and kitchen. The apartment benefits from communal gardens, porter, lift and is centrally located with the green open spaces of Hyde Park nearby.

### Details

- 2 Bedrooms
- 2 Bathrooms
- Reception Room
- Kitchen
- Porter
- Lift
- Communal Garden







Floor Plan produced for Knight Frank by Mays Floorplans ©. Tel 020 3397 4594


Illustration for identification purposes only, not to scale.

All measurements and areas are approximate, and include wardrobes and window bays where appropriate.  
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.

## Terms and Conditions

Available: Available Now For Long Let  
Price: £650 per week

## EPC Information

**Energy Performance Certificate** 

**Flat 100 Devonport, 23, Southwick Street, LONDON, W2 2QH**


**Dwelling type:** Mid-floor flat **Reference number:** 8295-7428-3840-8831-2992  
**Date of assessment:** 19 August 2015 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 20 August 2015 **Total floor area:** 95 m<sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,024</b>
<b>Over 3 years you could save</b>	<b>£ 1,578</b>

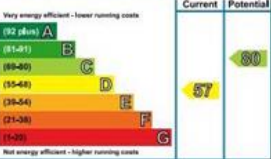
**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 210 over 3 years	 You could save £ 1,578 over 3 years
Heating	£ 1,572 over 3 years	£ 765 over 3 years	
Hot Water	£ 1,146 over 3 years	£ 471 over 3 years	
<b>Totals</b>	<b>£ 3,024</b>	<b>£ 1,446</b>	

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**

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
57	60

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 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 105	✔
2 Low energy lighting for all fixed outlets	£35	£ 69	✔
3 High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 1,251	✔

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](http://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**