



## ST MICHAEL'S STREET W2

**Price**  
**£2,650,000**

An extremely unique and rare opportunity to purchase the stunning newly refurbished penthouse apartment in this attractive period building. Measuring over 2500 sq ft the apartment has been the subject of a comprehensive refurbishment programme providing one entire floor of superb entertaining space. Located on the top two floors of a low build period building, the accommodation comprises on the second floor of master bedroom with en-suite bathroom and two further bedrooms. The top (third) floor boasts an exceptionally spacious 1686 sq ft of entertaining space (kitchen/dining/living) with two further bathrooms.

St Michaels Street is located north of Hyde Park in cosmopolitan Paddington between Oxford Street and Lancaster Gate, nearby transport links include Paddington underground and mainline station (Heathrow Express), Edgware Road, Marble Arch and Lancaster Gate tubes. The open spaces of Hyde Park and wonderful shopping amenities of Oxford Street and Marylebone are also just a short walk away.

Viewings Highly recommended.

### Details

Reception room  
Kitchen  
Three Bedrooms

Three Bathrooms  
Wood floors



# PLAZA estates

[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

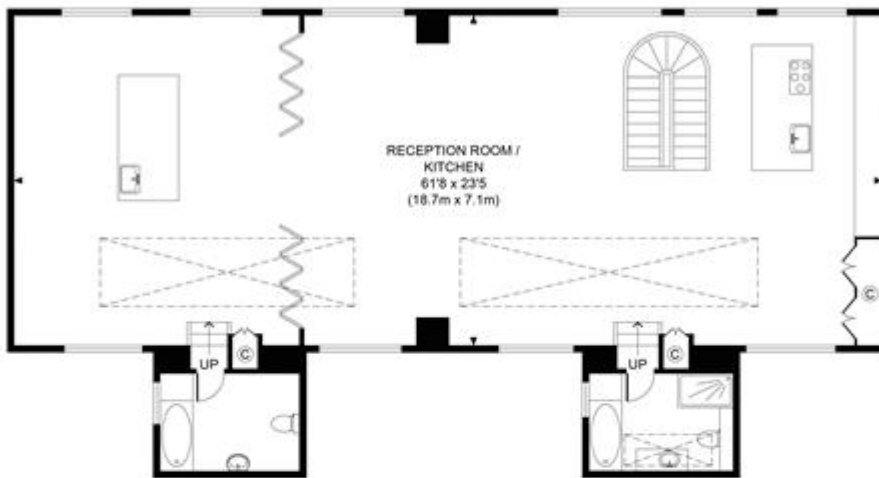
Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090



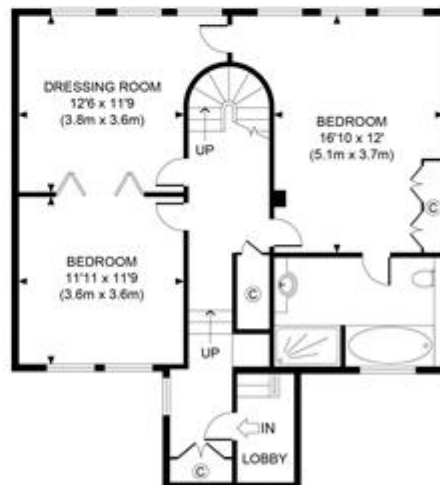


## ST. MICHAEL STREET, W2

TOTAL APPROX. FLOOR AREA 2503 SQ. FT. (232.6 SQ. M.)



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 1686 SQ FT




SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 817 SQ FT

## Terms and Conditions

Tenure:	124 years
Ground Rent:	£200.00
Service Charge:	£800.00
Price:	£2,650,000

## EPC Information

**Energy Performance Certificate** 

57d St. Michaels Street, LONDON, W2 1QR

Dwelling type:	Mid-floor maisonette	Reference number:	0170-2806-8718-9927-1875
Date of assessment:	26 September 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	26 September 2013	Total floor area:	235 m <sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years: £ 3,195**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 282 over 3 years	Not applicable
Heating	£ 2,508 over 3 years	£ 2,508 over 3 years	
Hot Water	£ 405 over 3 years	£ 405 over 3 years	
<b>Totals</b>	<b>£ 3,195</b>	<b>£ 3,195</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**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	78	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

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

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

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**