



## PARK WEST W2

**Price**  
**£949,950**

A great opportunity to purchase this 3 bedroom purpose built 5th floor apartment located in block 6 of Park West. The property comprises of three bedrooms, two bathrooms (one en-suite) reception room and kitchen. The block has the added benefit of 24 hour security and lifts. Park West is brilliantly located a short walk from Marble Arch tube station (central line), Oxford Street, Paddington and the open spaces of Hyde Park.

### Details

- Reception room
- Kitchen
- Three bedrooms
- Two bathrooms (one en-suite)
- 24 Hour security
- Lifts

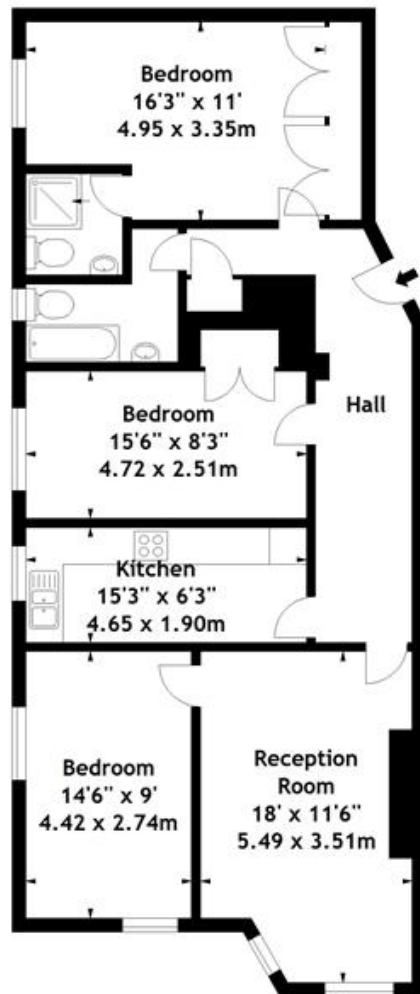
# PLAZA estates

[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



Park West,  
Kendal Street, W2  
Approx. Gross Internal Area  
1012 Sq Ft - 94.01 Sq M



Fifth Floor


Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

© Datography Ltd 2013  
Photographs \* Floorplans \* Virtual Tours  
Tel: 0845 643 4401 www.datography.com

## Terms and Conditions

Tenure: 88 years  
 Ground Rent: £175.00  
 Service Charge: £7,000.00  
 Borough: Westminster  
 Price: £949,950

## EPC Information

**Energy Performance Certificate** 

Flat 409 Park West, Edgware Road, LONDON, W2 2QT


Dwelling type: Mid-floor flat      Reference number: 0790-2876-6746-9492-1751  
 Date of assessment: 16 April 2012      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 19 April 2012      Total floor area: 97 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

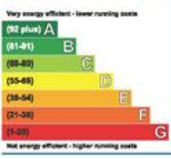
Estimated energy costs of dwelling for 3 years:	£ 1,860
Over 3 years you could save	£ 171

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 185 over 3 years	 You could save £ 171 over 3 years
Heating	£ 1,230 over 3 years	£ 1,254 over 3 years	
Hot Water	£ 339 over 3 years	£ 270 over 3 years	
<b>Totals</b>	<b>£ 1,860</b>	<b>£ 1,689</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

Hot energy efficient - higher running costs

Current	Potential
73	75

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 Low energy lighting for all fixed outlets	£30	£ 102	✔
2 Heat recovery system for mixer showers	£585 - £725	£ 66	✔

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**