



REGENTS PLAZA APARTMENTS

Price
£895,000

A well presented three bedroom apartment located on the second floor of this extremely popular purpose built development. The accommodation comprises of a large reception room, kitchen, three double bedrooms, two bathrooms (one en-suite) and guest cloakroom. Added benefits include secure underground parking space, 24 hour porter, communal gardens and lift. Regents Plaza Apartments is well located on the border of Maida Vale being just a short walk from Kilburn Park and Kilburn High Street tube stations.

Details

- Reception Room
- Kitchen
- Three Double Bedrooms
- Two Bathrooms (one en-suite)
- Guest Cloakroom
- Underground Parking Space
- 24 Hour Porter
- Communal Gardens
- Lift

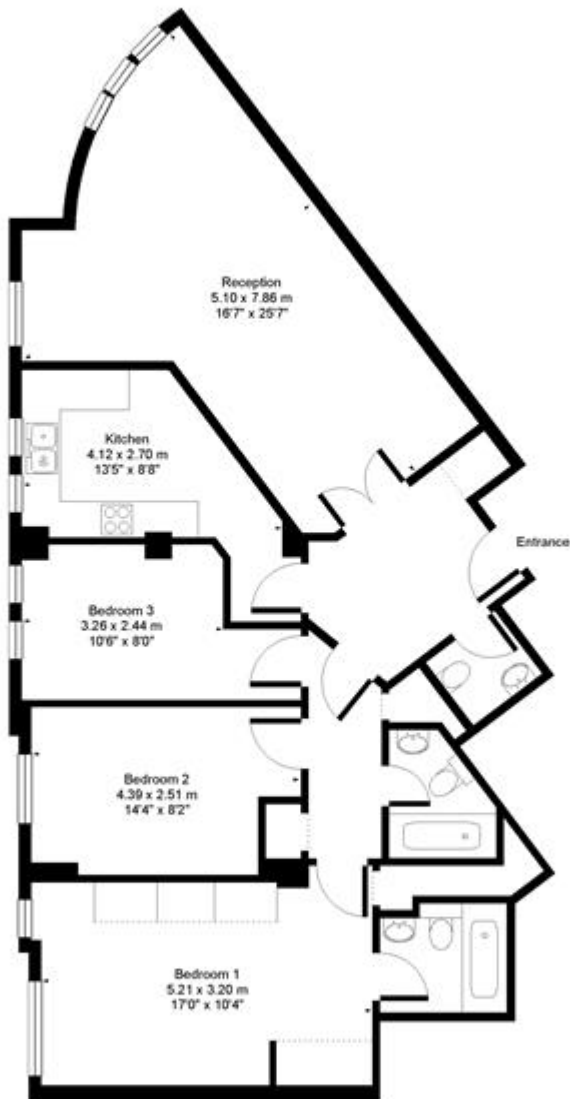




Regents Plaza Greville Road, NW6



Approx. Gross Floor Area = 101 sq.meters • 1089 sq.feet



SECOND FLOOR

For illustrative purposes only. Not to scale. Prepared by swan-photography.co.uk

Terms and Conditions

Tenure: 981 years
 Ground Rent: £275.00
 Service Charge: £6,144.77
 Borough: Camden
 Price: £895,000

EPC Information

Energy Performance Certificate

8 Regents Plaza Apartments, Flat 25, Greville Road
 LONDON NW6 5HU

Dwelling Type: Mid-floor flat
 Date of Assessment: 12/02/2008
 Date of Certificate: 12/02/2008
 Reference Number: 0345-2842-6923-0798-0761
 Total Floor Area: 136 m²

This home's performance is rated in terms of 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

Current: 83 Potential: 84

Environmental Impact (CO₂) Rating

Current: 70 Potential: 71

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 will be.

The environmental impact rating is a measure of a 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	195 kWh/m ² per year	188 kWh/m ² per year
Carbon dioxide emissions	4.0 tonnes per year	3.9 tonnes per year
Lighting	£52 per year	£26 per year
Heating	£162 per year	£169 per year
Hot water	£139 per year	£139 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012, or visit www.energysavingstrust.org.uk/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT