



## WESTBOURNE TERRACE

**Price**  
**£2,400,000**

Plaza Estates are extremely pleased to offer for sale this wonderful split level period conversion apartment boasting beautiful living space and four bedrooms. Situated on the first floor of this stunning period building, the accommodation comprises of large reception room with double height ceiling where stairs lead to a modern kitchen, with room for dining, on a mezzanine level. Adjacent to this is a large master bedroom with dressing room, en suite bathroom and ample built in storage. There are three further double bedrooms, a second bathroom and an off-street parking space.

Westbourne Terrace is well located just a short walk from Paddington station, Lancaster Gate tube station, Bayswater and the open spaces of Hyde Park.

### Details

- Reception Room
- Kitchen/Dining Room
- Master Bedroom with en-suite bathroom
- Three Further Double Bedrooms
- Family Bathroom
- Balcony

## Off Street Parking

# PLAZA estates

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

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## Westbourne Terrace W2



Approx. Gross Floor Area = 135 sq.meters • 1459 sq.feet



FIRST FLOOR



SECOND FLOOR

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

## Terms and Conditions

Tenure: 160 years  
Price: £2,400,000

## EPC Information

SAP

### Energy Performance Certificate

Flat 31 115 Westbourne Terrace  
 LONDON  
 W2 6QT

Dwelling type: Mid-floor maisonette  
 Date of assessment: 14 October 2008  
 Date of certificate: 16 October 2008  
 Reference number: 9748-4934-6210-5828-2090  
 Total floor area: 162 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

#### Energy Efficiency Rating

Current: D  
Potential: C

#### Environmental Impact Rating (CO<sub>2</sub>)

Current: D  
Potential: C

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 a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	223 kWh/m <sup>2</sup> per year	214 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.0 tonnes per year	5.8 tonnes per year
Lighting	£158 per year	£79 per year
Heating	£634 per year	£650 per year
Hot water	£136 per year	£136 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.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.  
 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.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**