



PARK WEST W2

Price
£1,100,000

Newly refurbished three bedroom, three bathroom apartment. A Fantastic opportunity to buy a newly refurbished three bedroom, three bathroom apartment overlooking the beautiful courtyard gardens of Park West. Benefiting from lift, entry phone and 24hrs porter. Located within close proximity of Marble Arch, Oxford Street, Connaught Village and Paddington.

Details

- 3 Bedroom
- 3 Bathrooms
- Reception room
- Kitchen
- Lift
- Porter





PLAZA estates

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 Floor Area = 85 sq.meters • 925 sq.feet



SIXTH FLOOR

For illustrative purposes only. Not to scale.

Terms and Conditions

Tenure:	90 years
Ground Rent:	£200.00
Service Charge:	£7,500.00
Borough:	Westminster
Price:	£1,100,000

EPC Information

Energy Performance Certificate

Fiat 98 Park West, Edgware Road, LONDON, W2 2QJ

Dwelling type: Mid-floor flat	Reference number: 8703-9562-3729-1107-5143
Date of assessment: 06 September 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 07 September 2014	Total floor area: 73 m ²

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:	£ 1,710
Over 3 years you could save	£ 678

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 147 over 3 years	
Heating	£ 1,185 over 3 years	£ 504 over 3 years	
Hot Water	£ 381 over 3 years	£ 381 over 3 years	
Totals	£ 1,710	£ 1,032	

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	Current	Potential	Not energy efficient - higher running costs
(92-100) A	74	84	(1-20) G
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

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 Internal or external wall insulation	£4,000 - £14,000	£ 405	✔
2 Draught proofing	£80 - £120	£ 54	✔
3 Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 219	✔

To find out more about the recommended measures and other actions you could take today to save money, visit 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