



## PRINCE OF WALES TERRACE, KENSINGTON W8

**Price**  
**£2,000 per week**

Attractive 2nd floor 3 bedroom flat with wood floors in the reception room and hall and well arranged accommodation. The flat has a large eat-in kitchen and is quietly situated to the rear of the building which faces Kensington Gardens. This lovely period building is very well managed and benefits from a porter. There is underground parking available at extra cost. Prince of Wales Terrace is situated just off Kensington High Street opposite Kensington Palace and Kensington Gardens. It is very convenient for shopping and also only a fairly short distance from the Cromwell Hospital. The amenities of Knightsbridge are only a few minutes away by car and Gloucester Road is within very easy walking distance.

### Details

- 3 Bedrooms
- 3 bathrooms
- cloakroom
- reception room
- kitchen/breakfast room
- lift
- porter

underground parking available  
wood floors  
wood floors  
Council Tax Band H



## Prince of Wales Terrace - London

### Three Bedroom Apartment (1,088 sqft / 101 sqm)



(Layout can change for this Apartment category)

## Terms and Conditions

Available: Available Now For Long Let  
Price: £2,000 per week

## EPC Information

**Energy Performance Certificate**

Flat 8,  
2-14 Prince of Wales Terrace,  
LONDON,  
W8 5PE

Dwelling type: Mid-floor flat  
Date of assessment: 10 October 2009  
Date of certificate: 10 October 2009  
Reference number: 9080-2680-6508-0591-7131  
Total floor area: 108 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	81	71	78

**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.

**England & Wales** EU Directive 2002/91/EC

The environmental impact rating is a measure of this 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	182 kWh/m <sup>2</sup> per year	137 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.3 tonnes per year	2.5 tonnes per year
Lighting	£50 per year	£50 per year
Heating	£413 per year	£338 per year
Hot water	£175 per year	£127 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.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to 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**