



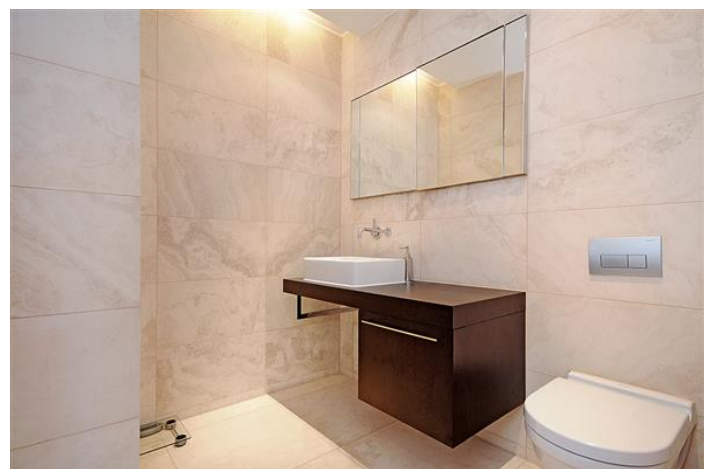
CONNAUGHT PLACE, HYDE PARK, W2

Price
£2,150 per week

Fantastic penthouse Beautifully refurbished three bedroom penthouse apartment with absolutely stunning views over the expanse of Hyde Park. The property has been refurbished and furnished to an excellent standard and is in a wonderful, central location at Marble Arch.

Details

- 3 Bedrooms
- 3 Bathrooms
- Reception Room
- Kitchen
- Balcony
- Lift



PLAZA estates

www.plazaestates.co.uk


Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090



Terms and Conditions

Available: Available Now For Long Let
Price: £2,150 per week

EPC Information

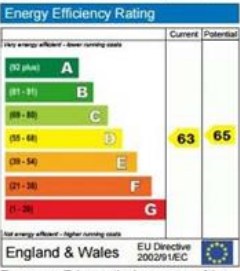
Energy Performance Certificate 

Flat 10
4 Connaught Place
LONDON
W2 2ET

Dwelling type: Top floor flat
Date of assessment: 20 October 2009
Date of certificate: 20-Oct-2009
Reference number: 8201-0920-6889-0820-1022
Type of assessment: SAP, new dwelling
Total floor area: 141 m²

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 (CO₂) emissions.

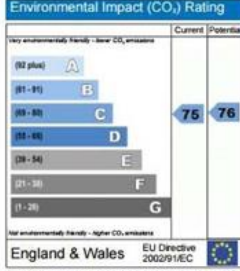
Energy Efficiency Rating



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.

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC


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	160 kWh/m ² per year	154 kWh/m ² per year
Carbon dioxide emissions	3.4 tonnes per year	3.3 tonnes per year
Lighting	£128 per year	£81 per year
Heating	£506 per year	£519 per year
Hot water	£265 per year	£265 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 512 612 or visit www.energysavingtrust.org.uk/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT