



STANHOPE PLACE, LONDON W2

Price
£1,095 per week

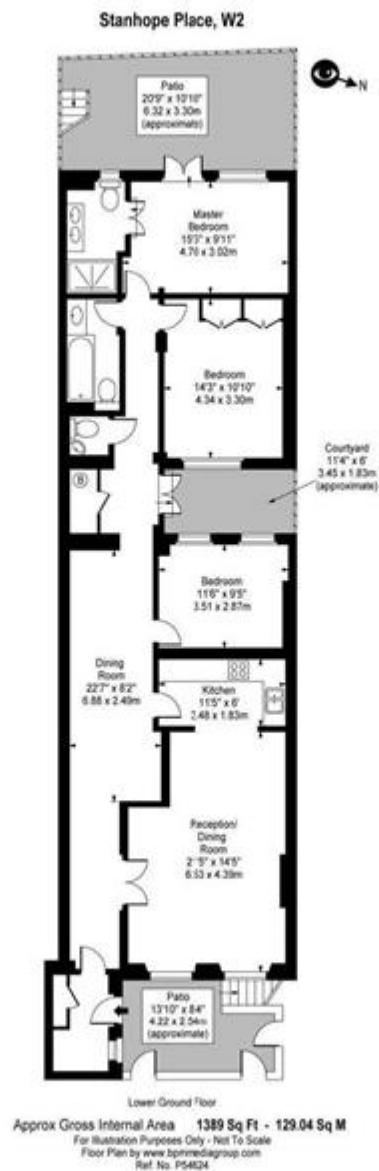
A beautifully presented and spacious three double bedroom, lower ground floor flat. The property features high ceilings and a large patio garden and benefits from reception rooms, three bedrooms and two bathrooms. It has the added benefit from being perfectly situated for local transport links and amenities of Hyde Park, Lancaster Gate and Paddington. Furnished or unfurnished. Available now.

Details

3 Bedrooms
2 Bathrooms
Reception Room
Kitchen
Patio








Terms and Conditions

Available: Available Now For Long Let
Price: £1,095 per week

EPC Information

Energy Performance Certificate 

3a, Stanhope Place,
LONDON,
W2 2HB

Dwelling type: Ground-floor flat
Date of assessment: 24 February 2010
Date of certificate: 24 February 2010
Reference number: 0870-2834-6421-9020-3975
Type of assessment: RdSAP, existing dwelling
Total floor area: 100 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	80	77	77


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 this 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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	149 kWh/m ² per year	149 kWh/m ² per year
Carbon dioxide emissions	2.5 tonnes per year	2.5 tonnes per year
Lighting	£54 per year	£54 per year
Heating	£363 per year	£363 per year
Hot water	£115 per year	£115 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

 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.

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.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT