



## SOUTHWICK STREET, LONDON, W2.

**Price**  
**£1,000 per week**

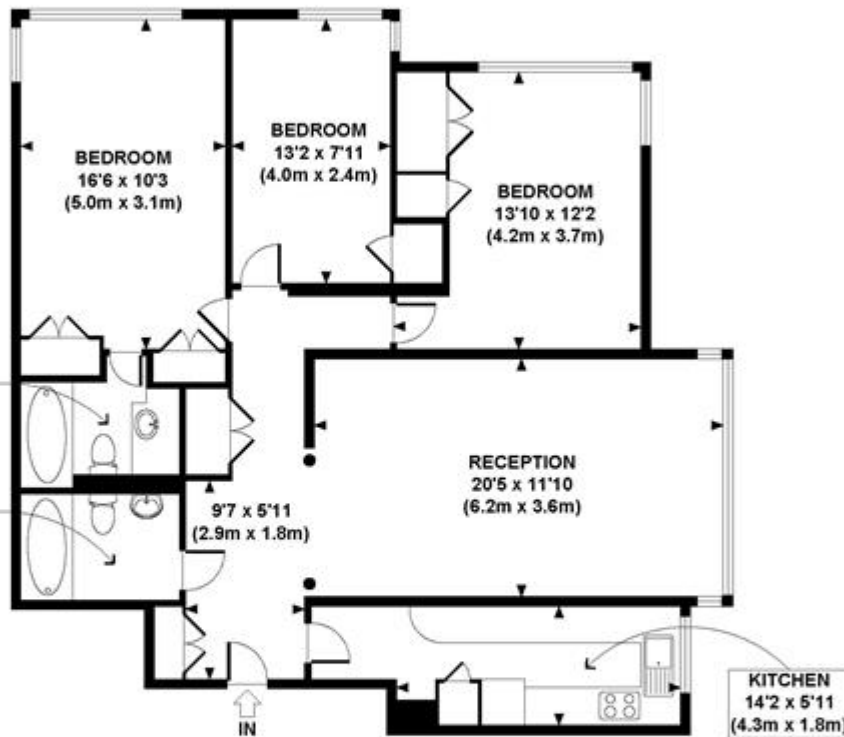
Lovely flat with fantastic views. Extremely light and bright three bedroom apartment with new carpets throughout, an excellent kitchen and bathrooms and twenty four hour security, on the twenty second floor of this well maintained purpose built block with security gates and pretty communal gardens. The property has the most wonderful panoramic views over London and is very centrally located close to Hyde Park and within minutes walking distance of Paddington Station.

### Details

- 3 Bedrooms
- 2 Bathrooms
- Reception Room
- Kitchen
- Communal Gardens
- Lift



## THE QUADRANGLE CAMBRIDGE SQUARE APPROX. GROSS INTERNAL FLOOR AREA 1110 SQ FT / 103 SQ M



TWENTY SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1110 SQ FT  
© PLAZA ESTATES


Floorplans are for identification and guideline purposes only, not to scale.

Compliant with RICS code of measuring practice. Floorplans supplied by [www.onlyfloorplans.com](http://www.onlyfloorplans.com)

## Terms and Conditions

Available: Available 10/10/2015 For Long Let  
Price: £1,000 per week

## EPC Information

**Energy Performance Certificate** 

**Flat 234 Quadrangle Tower, Cambridge Square, LONDON, W2 2PJ**


Dwelling type: Top-floor flat Reference number: 9118-3064-7201-2884-0964  
Date of assessment: 19 September 2014 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 19 September 2014 Total floor area: 99 m<sup>2</sup>

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

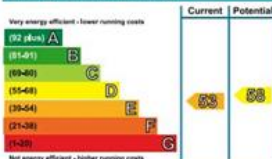
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,741</b>
<b>Over 3 years you could save</b>	<b>£ 378</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 189 over 3 years	
Heating	£ 3,123 over 3 years	£ 2,883 over 3 years	
Hot Water	£ 342 over 3 years	£ 291 over 3 years	
<b>Totals</b>	<b>£ 3,741</b>	<b>£ 3,363</b>	

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

High energy efficient - higher running costs

Current	Potential
55	58

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 Draught proofing	£80 - £120	£ 42	✔
2 Low energy lighting for all fixed outlets	£20	£ 75	✔
3 Heat recovery system for mixer showers	£585 - £725	£ 51	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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.

Page 1 of 4

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**