



GLOUCESTER MEWS WEST, LONDON, W2.

Price
£895 per week

A spacious house located close to Paddington Station. Lovely three bedroom three bathroom newly refurbished mews house which has a patio garden and a integral garage located close to Queensway and Lancaster Gate.

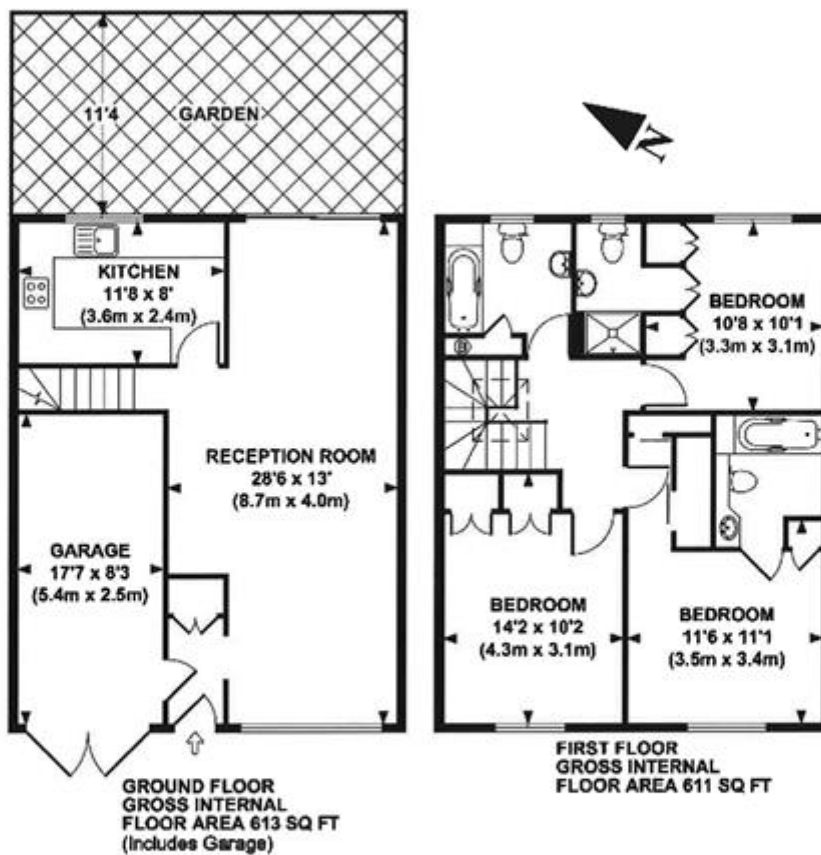
Details

- 3 Bedrooms
- 3 Bathrooms
- Reception Room
- Kitchen
- Garage
- Patio










APPROX. GROSS INTERNAL FLOOR AREA 1224 SQ FT / 114 SQ M
Ref: KFB0046 Copyright Knight Frank 2010

This floorplan is for illustration purposes and may not truly reflect design or dimensions and should not be used for valuation or condition purposes.

Terms and Conditions

Available: Available Now For Long Let
Price: £895 per week

EPC Information

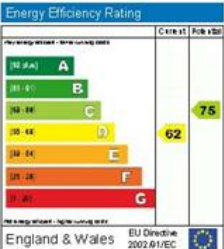
Energy Performance Certificate 

94, Gloucester Mews West
LONDON
W2 6DY

Dwelling type: M5-terrace house
Date of assessment: 8 August 2009
Date of certificate: 10-Aug-2009
Reference number: 0955-2659-060-4-000-1-9375
Total floor area: 115 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



Current: 62

Environmental Impact (CO₂) Rating



Current: 71

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 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	209 kWh/m ² per year	181 kWh/m ² per year
Carbon dioxide emissions	5.2 tonnes per year	3.5 tonnes per year
Lighting	£107 per year	£50 per year
Heating	£647 per year	£483 per year
Hotwater	£203 per year	£135 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 hotwater 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 help make your home more energy efficient call 0800 512 512 or visit www.energysavingtrust.org.uk/myhome

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT