



## ALBION GATE

**Price**  
**£3,550,000**

Located on the second floor is this stunning four bedroom lateral apartment with south facing views directly over looking Hyde Park. The accommodation comprises of large double reception room, Kitchen, Master Bedroom with en-suite bathroom, Three further double bedrooms and two shower rooms. Added benefits include air conditioning, integrated sound system (TV and Music), 24 hour porter, lift and a Share of the Freehold.

Albion Gate is an extremely sought after Mansion block located just a short walk from Marble Arch tube station, Lancaster Gate, Oxford Street and the open spaces of Hyde Park.

### Details

- Double Reception Room
- Kitchen
- Master Bedroom with En-Suite Bathroom
- Three Further Double Bedrooms
- Two Shower Rooms
- Views of Hyde Park
- Air Conditioning

Lift  
24 Hour Porter



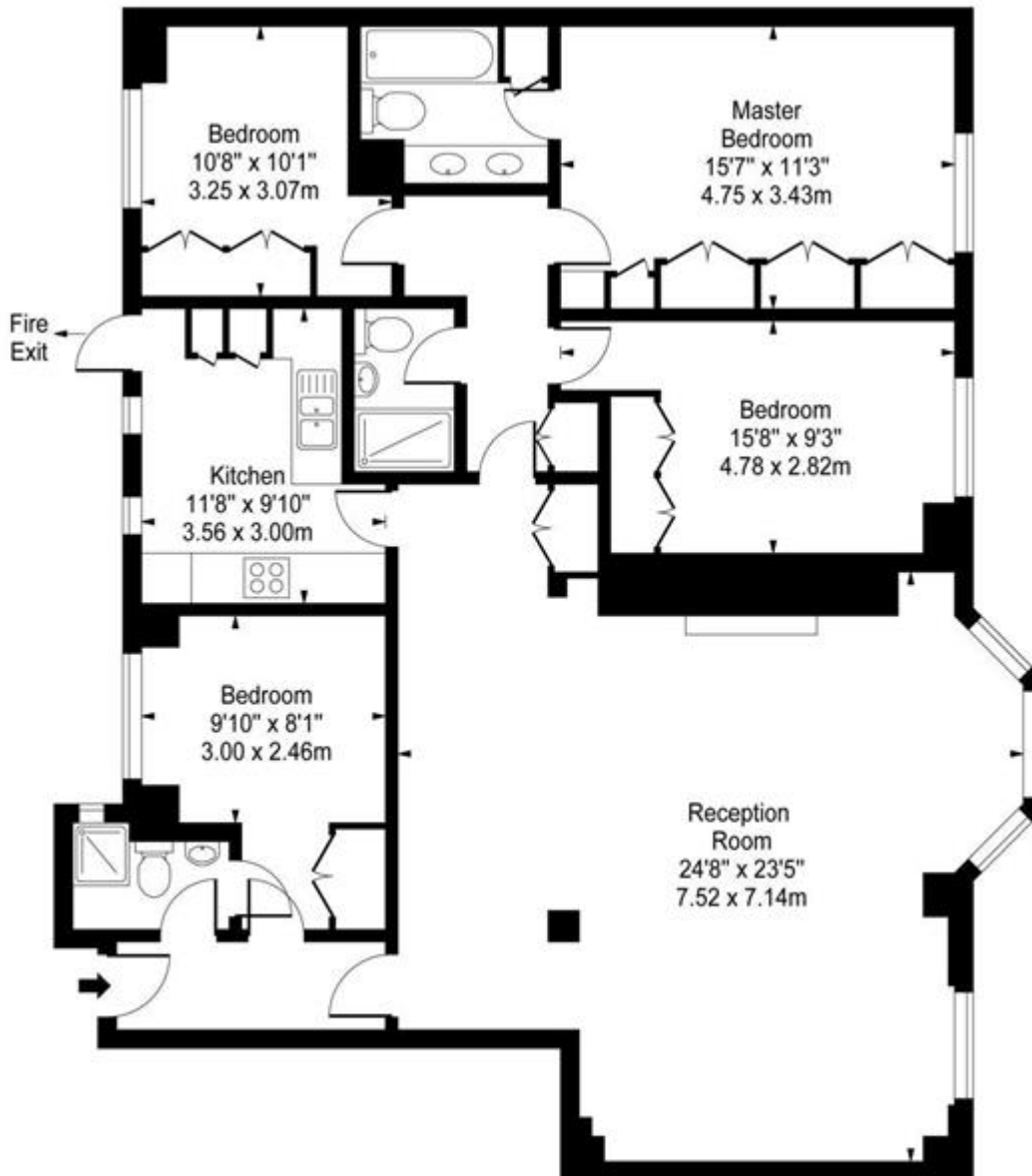
# PLAZA estates

[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

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## Albion Gate, Albion Street, W2



Second Floor

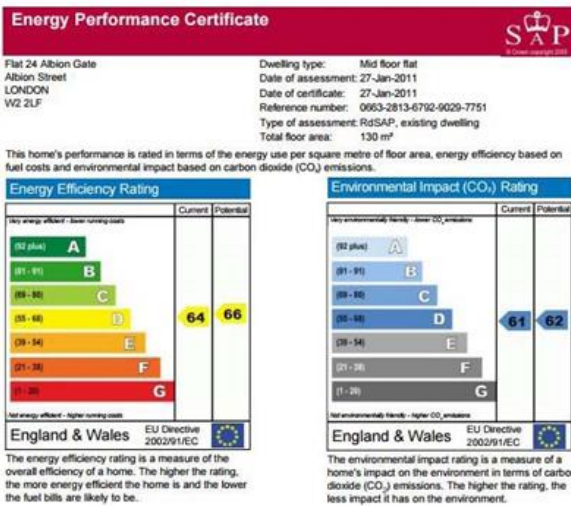
Approx Gross Internal Area **1415 Sq Ft - 131.45 Sq M**

For Illustration Purposes Only - Not To Scale  
Floor Plan by [www.bpmmediagroup.com](http://www.bpmmediagroup.com)  
Ref: No. P54107

## Terms and Conditions

Tenure: Share of Freehold  
 Service Charge: £8,000.00  
 Borough: Westminster  
 Price: £3,550,000

## EPC Information



Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	238 kWh/m <sup>2</sup> per year	231 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.1 tonnes per year	5.0 tonnes per year
Lighting	£142 per year	£77 per year
Heating	£748 per year	£765 per year
Hot water	£178 per year	£178 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 temperature, 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.

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.

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**