



CASTLEACRE, HYDE PARK CRESCENT

Price
£2,850,000

Located on the sixth floor of this sought after purpose built block is this four bedroom lateral apartment presented in good decorative order throughout. The accommodation comprises of large reception room, kitchen, four bedrooms, two bathrooms and shower room.

Added benefits include a Share of the Freehold, 24 hour porter and lifts.

Castleacre is wonderfully located in the heart of the Hyde Park Estate being just a short walk to Marble Arch tube station, Paddington, Lancaster Gate, Oxford Street and the open spaces of Hyde Park.

Details

- Reception Room
- Kitchen
- Four Bedrooms
- Two Bathrooms
- Shower Room
- 24 Hour Porter
- Lifts





Castleacre Hyde Park Crescent, W2



Approx. Gross Floor Area = 143 sq.meters • 1549 sq.feet



SIXTH FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 01435 863908

Terms and Conditions

Tenure: Share of Freehold
 Borough: Westminster
 Price: £2,850,000

EPC Information

SAP
Energy Performance Certificate

19 Castleacre, Hyde Park Crescent, LONDON, W2 2PT

Dwelling type: Mid-floor flat Reference number: 8564-7722-1910-3934-4992
 Date of assessment: 14 February 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 14 February 2014 Total floor area: 107 m²

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

Estimated energy costs of dwelling for 3 years:	£ 2,196
Over 3 years you could save	£ 465

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 375 over 3 years	£ 192 over 3 years	<div style="background-color: #0070C0; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 465 over 3 years </div>
Heating	£ 1,386 over 3 years	£ 1,155 over 3 years	
Hot Water	£ 435 over 3 years	£ 384 over 3 years	
Totals	£ 2,196	£ 1,731	

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

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
73	78

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 Low energy lighting for all fixed outlets	£40	£ 159	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 147	✓
3 Replace single glazed windows with low-E double glazing	£3,300 - £9,500	£ 159	✓

To find out more about the recommended measures and other actions you could take today to save money, visit 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.

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT