



RAYNHAM, NORFOLK CRESCENT

Price
£2,950,000

A wonderful 2nd floor four bedroom apartment located in arguably the most prestigious purpose built block on the Hyde Park Estate. The accommodation comprises of a large double reception room, kitchen, four bedrooms, two bathrooms (one en-suite) and guest WC. Added benefits include south westerly facing aspect, 24 hour security and lifts.

Raynham is wonderfully located in the heart of the Hyde Park Estate just a short walk from Marble Arch tube station, Paddington, Oxford Street and the open spaces of Hyde Park.

Details

- Reception Room/Dining Room
- Kitchen
- Four Bedrooms
- Two Bathrooms (one en-suite)
- Guest Cloakroom
- 24 Hour Security
- Lifts





Raynham Norfolk Crescent, W2



Approx. Gross Floor Area = 143 sq.meters • 1540 sq.feet



SECOND FLOOR

For illustrative purposes only. Not to scale. Prepared by swan-photography.co.uk

Terms and Conditions

Tenure: 989 years
 Borough: Westminster
 Price: £2,950,000

EPC Information

Energy Performance Certificate

4 Raynham, Norfolk Crescent, LONDON, W2 2PG

Dwelling type: Mid-floor flat	Reference number: 0268-7006-7259-3515-1954
Date of assessment: 06 January 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 January 2015	Total floor area: 154 m ²

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:	£ 2,532
Over 3 years you could save	£ 999

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 480 over 3 years	£ 246 over 3 years	
Heating	£ 1,587 over 3 years	£ 900 over 3 years	
Hot Water	£ 465 over 3 years	£ 387 over 3 years	
Totals	£ 2,532	£ 1,533	

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

Not energy efficient - higher running costs

Current	Potential
78	85

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 Cavity wall insulation	£500 - £1,500	£ 291	✔
2 Draught proofing	£80 - £120	£ 48	✔
3 Low energy lighting for all fixed outlets	£65	£ 201	

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 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.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT