



NORFOLK CRESCENT, LONDON, W2.

Price
£1,500 per week

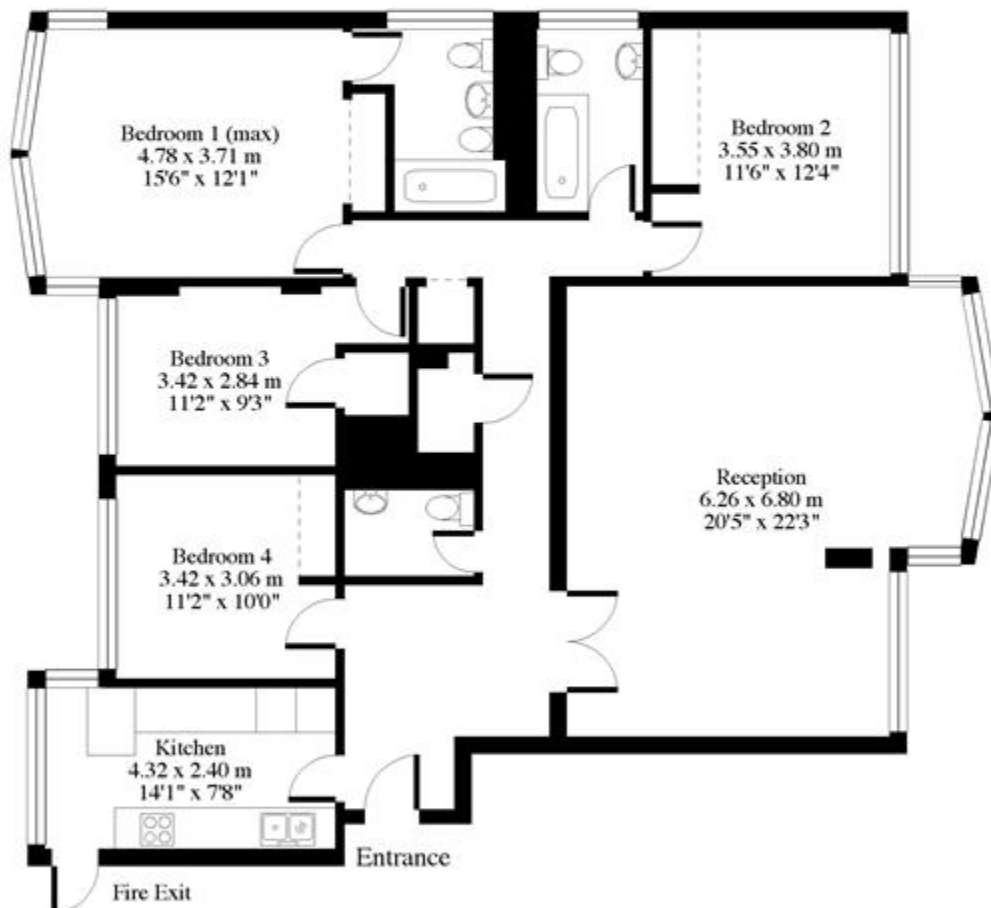
Spacious four bedroom apartment on the third floor of this prestigious purpose built block on the Hyde Park Estate. The property is furnished in traditional style and viewing is highly recommended.

Details

- 4 Bedrooms
- Bathroom
- 2 Shower Rooms
- Reception Room
- Kitchen
- Porter
- Lift

Flat 7 Raynham, Norfolk Crescent, W2

Approx. Gross Floor Area = 142 sq.meters • 1536 sq.feet



THIRD FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 01323 847022

Terms and Conditions

Available: Available Now For Long Let
Price: £1,500 per week

EPC Information

Energy Performance Certificate

7 Raynham, Norfolk Crescent, LONDON, W2 2PG

Dwelling type: Mid-floor flat **Reference number:** 0706-2810-7916-9592-4605
Date of assessment: 10 September 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 10 September 2012 **Total floor area:** 140 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:	£ 2,301
Over 3 years you could save	£ 756

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 441 over 3 years	£ 222 over 3 years	
Heating	£ 1,512 over 3 years	£ 969 over 3 years	
Hot Water	£ 348 over 3 years	£ 354 over 3 years	
Totals	£ 2,301	£ 1,545	

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

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 50).

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	£ 570	
2 Low energy lighting for all fixed outlets	£100	£ 189	

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