



QUEENSWAY, BAYSWATER W2

Price
£1,200 per week

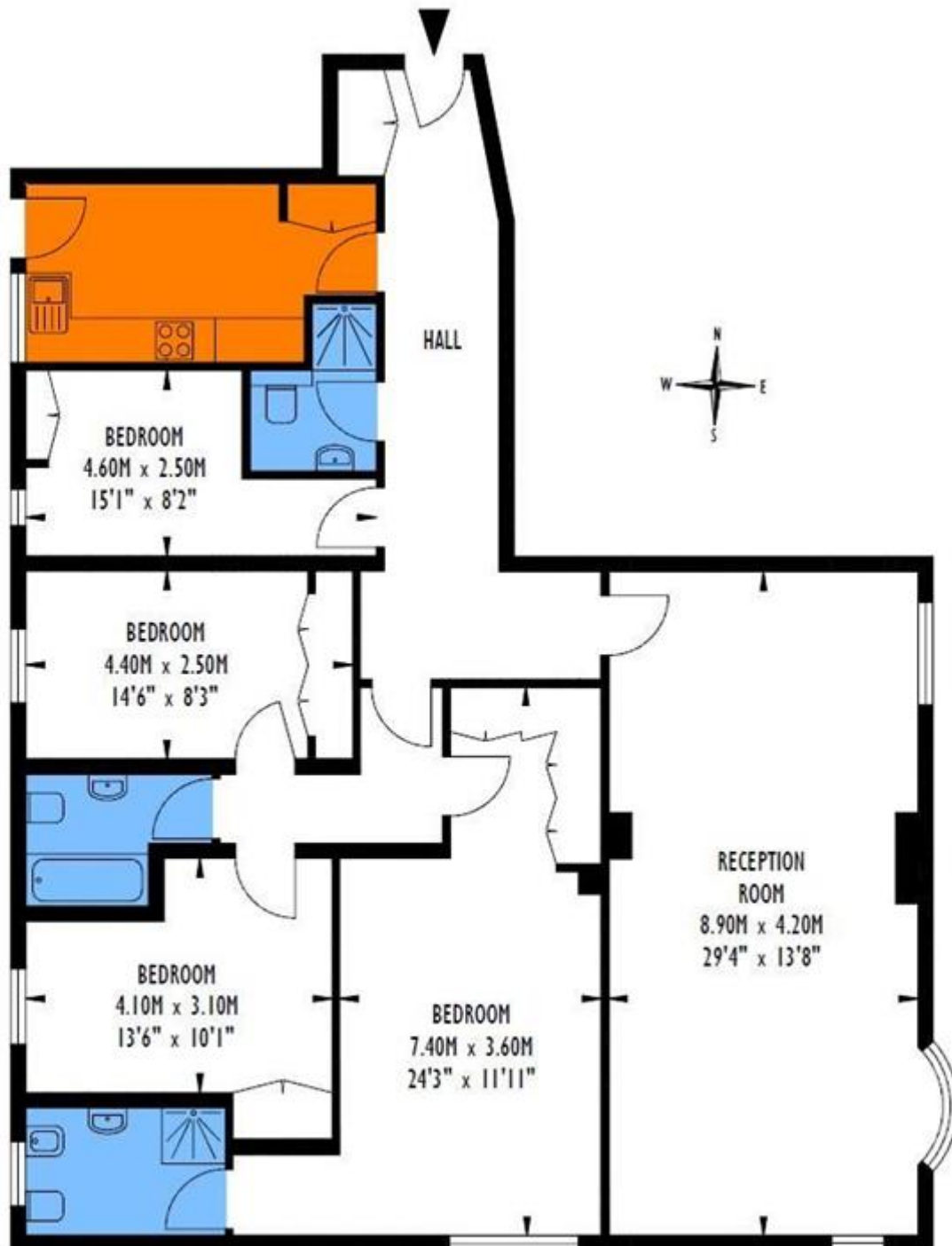
Attractive and bright four bedroom apartment. Extremely spacious four bedroom apartment, with polished tiled floors in the reception areas, an excellent kitchen and bathrooms and a very large master bedroom, on the second floor of this well maintained purpose built block with daytime portage. The property is very centrally located just minutes from Kensington Gardens and within easy walking distance of Whiteley's shopping centre.

Details

4 bedrooms
3 bathrooms
reception room
kitchen
lift
porter








Approximate gross internal area
143 sq m / 1539 sq ft

Terms and Conditions

Available: Available Now For Long Let
Price: £1,200 per week

EPC Information

Energy Performance Certificate 

Flat 7 Queens Court,
Queensway,
LONDON,
W2 4QN

Dwelling type: Mid-floor flat
Date of assessment: 12 November 2009
Date of certificate: 12 November 2009
Reference number: 9328-9997-6279-6681-8004
Type of assessment: RdSAP, existing dwelling
Total floor area: 147 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
66	68	60	62

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.

England & Wales EU Directive 2002/91/EC


The environmental impact rating is a measure of this 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	231 kWh/m ² per year	223 kWh/m ² per year
Carbon dioxide emissions	5.7 tonnes per year	5.5 tonnes per year
Lighting	£159 per year	£79 per year
Heating	£708 per year	£728 per year
Hot water	£163 per year	£163 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 temperatures, 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