



NORFOLK CRESCENT, W2

Price
£3,500,000

A wonderful family home ideally located moments from Hyde Park and Paddington. The accommodation comprises of a dining room, reception room, kitchen/breakfast room, master bedroom with en-suite bathroom, 3 further bedrooms, 2 family bathrooms, roof terrace, Patio garden. Norfolk Crescent is wonderfully located just a short walk from Paddington station, Lancaster Gate tube station and the open spaces of Hyde Park.

Details

- Dining Room
- Reception Room
- Kitchen/Breakfast Room
- Master Bedroom with En-suite Bathroom
- 3 Further Bedrooms
- Two Family bathrooms
- Roof Terrace
- Patio Garden

PLAZA estates

www.plazaestates.co.uk

Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090





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Approx. Gross Floor Area = 201 sq.meters • 2165 sq.feet (exc.bay window)



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

Terms and Conditions

Tenure: 120 years
 Borough: Westminster
 Price: £3,500,000

EPC Information

Energy Performance Certificate

2 Norfolk Crescent
LONDON
W2 2DN

Dwelling type: Mid-terrace house
 Date of assessment: 04 March 2008
 Date of certificate: 04 March 2008
 Reference number: 0648-7003-6147-4458-3070
 Total floor area: 199 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

England & Wales

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 will be.

Environmental Impact Rating (CO₂)

England & Wales

The environmental impact rating is a measure of a 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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	329 kWh/m ² per year	238 kWh/m ² per year
Carbon dioxide emissions	11 tonnes per year	7.9 tonnes per year
Lighting	£149 per year	£87 per year
Heating	£1197 per year	£898 per year
Hot water	£160 per year	£115 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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 product. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 812 012 or visit www.energysavingtrust.org.uk/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT