



## PORCHESTER TERRACE W2

**Price**  
**£3,295,000**

Plaza Estates are pleased to offer for sale this exceptionally spacious Penthouse apartment just moments from Hyde Park. The accommodation comprises of a large L-shaped reception room, fully fitted kitchen, master bedroom with en-suite bathroom, four further bedrooms (two en-suite), shower room, guest wc and wash room. In addition there is a large west facing roof terrace, air conditioning and secure parking for one car.

Porchester Terrace is wonderfully located off the Bayswater Road a short walk to Lancaster Gate, Bayswater and Queensway tube stations as well as being a stones throw away from the open spaces of Hyde Park.

### Details

- Large L-shaped Reception Room
- Kitchen
- Five Bedrooms
- Bathroom
- Three Shower Rooms
- Guest WC
- Roof Terrace

Lift  
Secure Parking







# PLAZA estates

[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

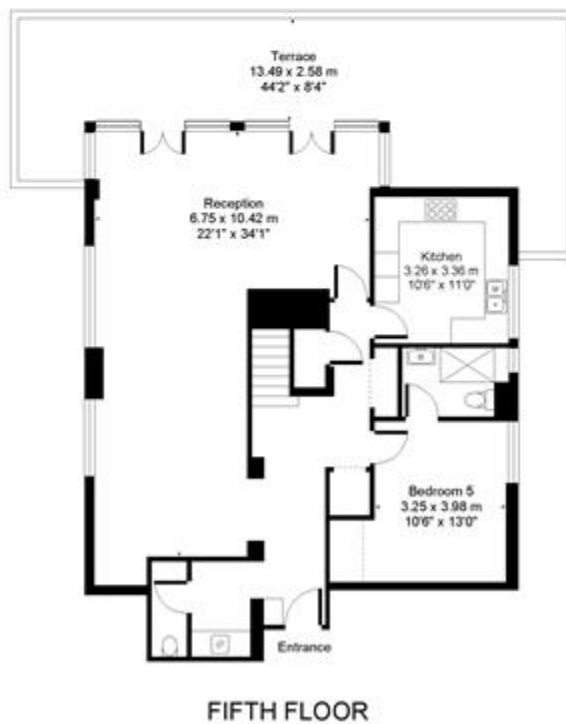
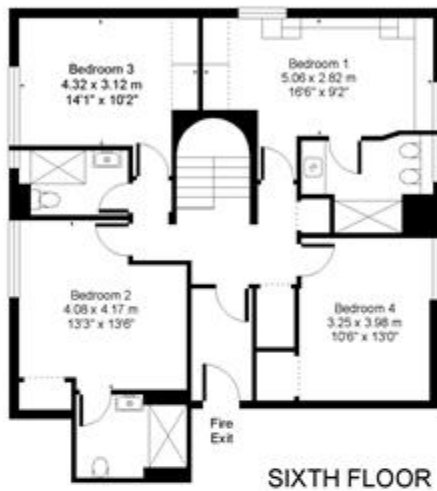
Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090



## Porchester Terrace W2



Approx. Gross Floor Area = 214 sq.meters • 2304 sq.feet



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



## Terms and Conditions

Tenure: 58 years  
 Borough: Westminster  
 Price: £3,295,000

## EPC Information

Energy Performance Certificate

**Flat 40, 6, Porchester Terrace, LONDON, W2 3TL**

Dwelling type: Top-floor flat	Reference number: 0331-2815-7626-9605-7385	
Date of assessment: 05 February 2015	Type of assessment: RdSAP, existing dwelling	
Date of certificate: 05 February 2015	Total floor area: 225 m <sup>2</sup>	

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:	£ 5,154
Over 3 years you could save	£ 1,623

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 621 over 3 years	£ 318 over 3 years	
Heating	£ 3,981 over 3 years	£ 2,784 over 3 years	
Hot Water	£ 552 over 3 years	£ 429 over 3 years	
<b>Totals</b>	<b>£ 5,154</b>	<b>£ 3,531</b>	

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**

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	£ 792	✔
2 Draught proofing	£80 - £120	£ 90	✔
3 Low energy lighting for all fixed outlets	£495	£ 261	

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](http://www.direct.gov.uk/savingenergy) or call 0200 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**