

HYDE PARK SQUARE, LONDON, W2.

Price
£2,250 per week

Charming and spacious family house located in one of the best squares on the Hyde Park Estate. It offers really excellent value for money, though it is a little old fashioned it is very comfortable.

Details

Terms and Conditions

Available: Available 23/10/2015 For Long Let
Price: £2,250 per week

EPC Information

Energy Performance Certificate

44, Hyde Park Square,
LONDON, W2 2JT

Dwelling type: Mid-terrace house
Date of assessment: 12 November 2008
Date of certificate: 12 November 2008
Reference number: 9056-2842-6091-0298-8431
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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
50	64	44	58

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.

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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	321 kWh/m ² per year	230 kWh/m ² per year
Carbon dioxide emissions	11 tonnes per year	7.7 tonnes per year
Lighting	£186 per year	£93 per year
Heating	£1,186 per year	£901 per year
Hot water	£195 per year	£141 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.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 612 or visit www.energysavingtrust.org.uk/myhome

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT