



GLOUCESTER SQUARE, LONDON, W2.

Price
£3,500 per week

Wonderful house in great position.

Newly refurbished and extremely spacious six bedroom family house on five floors in a lovely position close to Hyde Park. The house has many attractive features including a roof terrace, sauna and off street parking for two cars.

Details

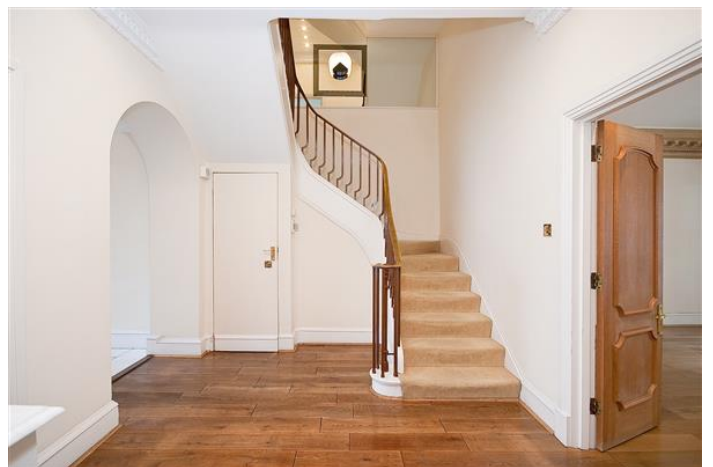
- 6 Bedrooms
- 4 Bathrooms
- Cloakroom
- 5 Reception Rooms
- Kitchen
- Sauna
- Roof Terrace
- Balcony
- Communal Gardens
- Off Street Parking



PLAZA estates

www.plazaestates.co.uk

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Terms and Conditions

Available: Available Now For Long Let
Price: £3,500 per week

EPC Information


Energy Performance Certificate

8, Gloucester Square, LONDON, W2 2TJ


Dwelling type: Mid-terrace house	Reference number: 0204-2808-7581-9902-5235
Date of assessment: 08 August 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 August 2012	Total floor area: 385 m ²

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:	£ 7,470
Over 3 years you could save	£ 2,208


Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 669 over 3 years	£ 342 over 3 years	
Heating	£ 6,441 over 3 years	£ 4,557 over 3 years	
Hot Water	£ 360 over 3 years	£ 363 over 3 years	
Totals	£ 7,470	£ 5,262	

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

Current	Potential
65	77

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 66).

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,077	✔
2 Draught proofing	£80 - £120	£ 333	✔
3 Low energy lighting for all fixed outlets	£95	£ 285	

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 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.

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT