



## PORTSEA HALL

**Price**  
**£425,000**

A newly refurbished third floor studio flat located in this sought after purpose built block close to Hyde Park. The accommodation comprises of large studio room, separate kitchen and bathroom.

Added benefits include 24 hour porter and lifts.

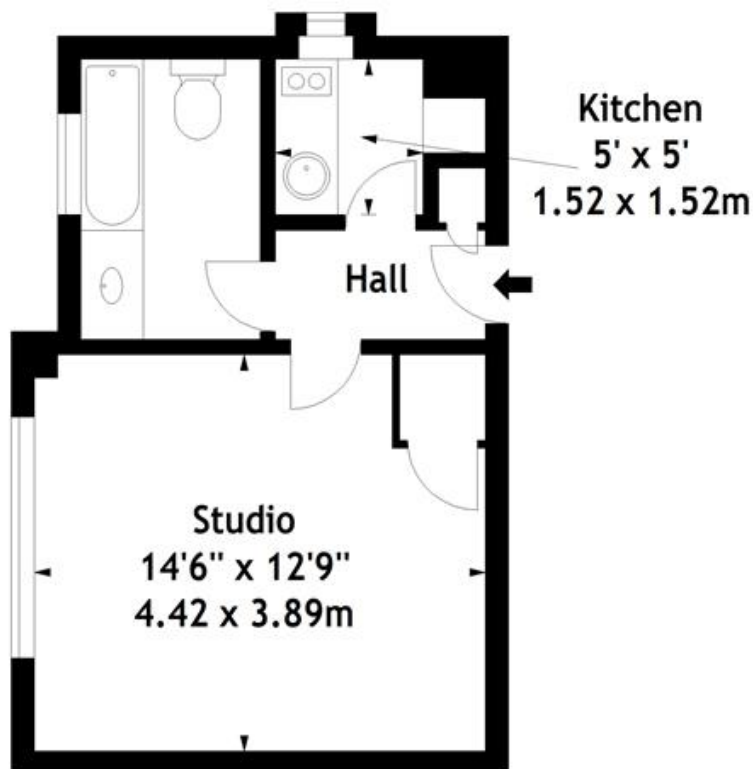
Portsea Hall is just a short walk from Marble Arch tube Station, Edgware Road, Paddington, Oxford Street and the open spaces of Hyde Park.

### Details

- Studio Room
- Kitchen
- Bathroom
- 24 Hour Porter
- Lifts



**Portsea Hall,  
Portsea Place, W2  
Approx. Gross Internal Area  
305 Sq Ft - 28.33 Sq M**



## Third Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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Tel: 0845 643 4401 [www.datography.com](http://www.datography.com)

## Terms and Conditions

Tenure: 116 years  
Borough: Westminster  
Price: £425,000

## EPC Information

**Energy Performance Certificate**

**Flat 109 Portsea Hall, Portsea Place, LONDON, W2 2BZ**

**Dwelling type:** Mid-floor flat      **Reference number:** 8005-7524-3440-5553-5926  
**Date of assessment:** 27 April 2015      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 28 April 2015      **Total floor area:** 28 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,221</b>
<b>Over 3 years you could save</b>	<b>£ 363</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 60 over 3 years	<div style="background-color: #0070C0; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 363 over 3 years                 </div>
Heating	£ 804 over 3 years	£ 498 over 3 years	
Hot Water	£ 294 over 3 years	£ 294 over 3 years	
<b>Totals</b>	<b>£ 1,221</b>	<b>£ 858</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**

	Current	Potential
	68	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 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 Internal or external wall insulation	£4,000 - £14,000	£ 315	✔
2 Low energy lighting for all fixed outlets	£60	£ 48	

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 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.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**