



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.

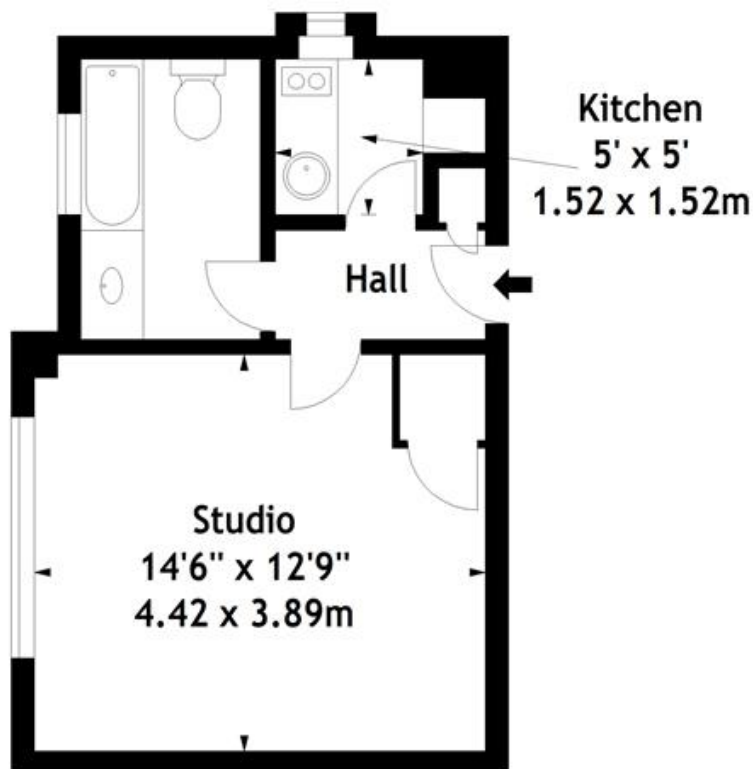
Portsea Hall is just a short walk from Marble Arch tube Station, Edgware Road, Paddington, Oxford Street and the open spaces of Hyde Park.

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

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 m²

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:	£ 1,221
Over 3 years you could save	£ 363

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 60 over 3 years	
Heating	£ 804 over 3 years	£ 498 over 3 years	
Hot Water	£ 294 over 3 years	£ 294 over 3 years	
Totals	£ 1,221	£ 858	

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 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