



## PALACE COURT, LONDON

**Price**  
**£349,950**

A great rental investment opportunity. Presented in good decorative order is this studio apartment in the heart of Bayswater.

The property comprises of a studio room with kitchenette, bathroom and mezzanine sleeping area.

Palace Court is wonderfully located just a short walk from Bayswater tube station, Queensway, Lancaster Gate and the open spaces of Hyde Park.

### Details

Studio room

Kitchenette

Mezzanine sleeping area

Bathroom

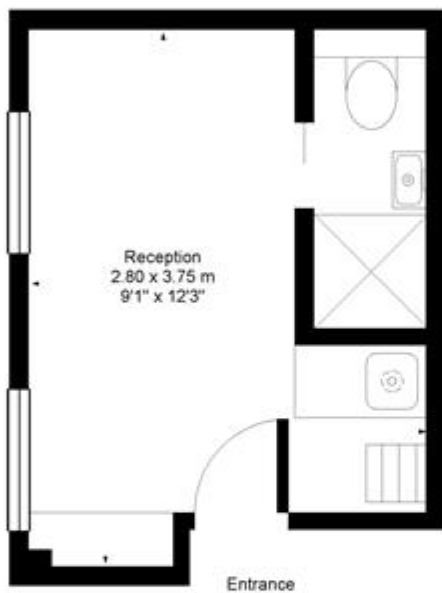




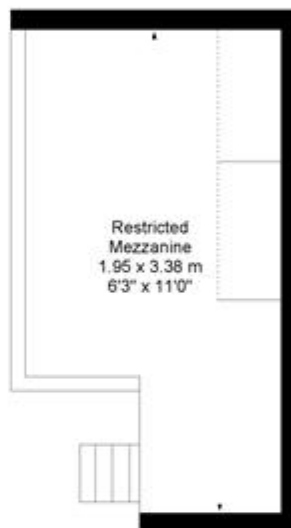
## Palace Court W2



Approx. Gross Floor Area = 15 sq.meters • 167 sq.feet (inc.restricted mezzanine)



FIRST FLOOR



MEZZANINE

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

## Terms and Conditions

Tenure: 118 years  
 Service Charge: £600.00  
 Borough: Westminster  
 Price: £349,950

## EPC Information

SAP
Energy Performance Certificate

**Flat 303, 20 Palace Court, LONDON, W2 4HU**


Dwelling type: Mid-floor flat      Reference number: 9148-7918-7202-0532-8960  
 Date of assessment: 14 December 2012      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 17 December 2012      Total floor area: 10 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:	£ 1,056
Over 3 years you could save	£ 342

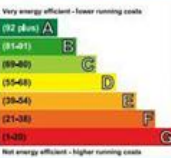
**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 51 over 3 years	£ 33 over 3 years	
Heating	£ 813 over 3 years	£ 489 over 3 years	
Hot Water	£ 192 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 1,056</b>	<b>£ 714</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**

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
61	74

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	£ 222	✔
2 Low energy lighting for all fixed outlets	£5	£ 15	✔
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £8,500	£ 105	✔

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**