



## PARK WEST

**Price**  
**£350,000**

Located on the 8th floor of this popular purpose built development in this newly refurbished studio apartment. The accommodation comprises of studio room, kitchenette and bathroom.

Added benefits include lift and 24 hour porter.

Park West is wonderfully located just a short walk from Marble Arch tube station, Edgware Road, Oxford Street and the open spaces of Hyde Park.

### Details

Studio Room  
Kitchenette  
Bathroom  
Lift  
24 Hour Porter



## Park West Park West Place, W2



Approx. Gross Floor Area = 25 sq.meters • 271 sq.feet



### EIGHTH FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 07974 264576

## Terms and Conditions

Tenure:	88 years
Ground Rent:	£100.00
Service Charge:	£2,494.00
Borough:	Westminster
Price:	£350,000

## EPC Information

Energy Performance Certificate

**Flat 429 Park West, Edgware Road, LONDON, W2 2QT**

<b>Dwelling type:</b> Top-floor flat	<b>Reference number:</b> 8294-7220-2549-4912-9926
<b>Date of assessment:</b> 22 October 2014	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 23 October 2014	<b>Total floor area:</b> 25 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>£ 1,086</b>
<b>Over 3 years you could save</b>	<b>£ 297</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 75 over 3 years	£ 75 over 3 years	
Heating	£ 729 over 3 years	£ 432 over 3 years	
Hot Water	£ 282 over 3 years	£ 282 over 3 years	
<b>Totals</b>	<b>£ 1,086</b>	<b>£ 789</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
	71	79

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	£ 156	✔
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 141	✔

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**