



PARK WEST

Price
£355,000

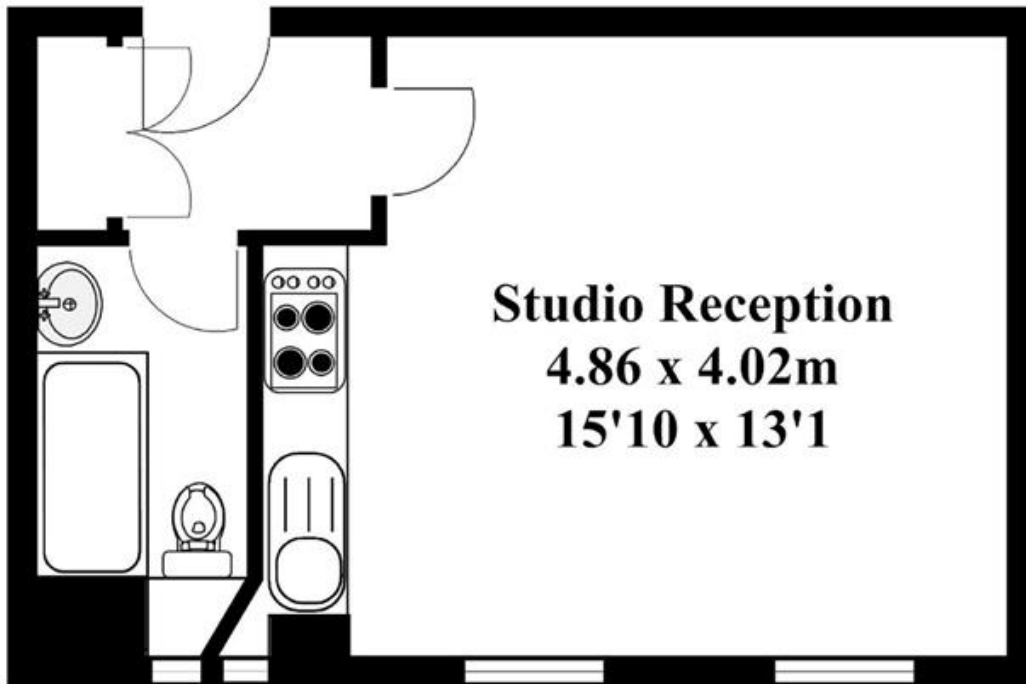
A well presented studio flat located on the 8th floor of this popular purpose built block. The accommodation comprises of studio room with kitchenette and bathroom.

Added benefits include south facing views, lifts and 24 hour porter.

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

Details

Studio room
Kitchenette
Bathroom
24 Hour Porter



TOTAL APPROX. FLOOR AREA (25 SQ.M.) 269 SQ.FT.

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is atken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Terms and Conditions

Tenure: 88 years
 Borough: Westminster
 Price: £355,000

EPC Information

Energy Performance Certificate

Flat 386 Park West, Edgware Road, LONDON, W2 2QS

Dwelling type: Top-floor flat **Reference number:** 8003-1256-7029-7026-8523
Date of assessment: 25 May 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 25 May 2012 **Total floor area:** 25 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:	£ 1,542
Over 3 years you could save	£ 726

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 105 over 3 years	£ 51 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 726 over 3 years </div>
Heating	£ 1,191 over 3 years	£ 519 over 3 years	
Hot Water	£ 246 over 3 years	£ 246 over 3 years	
Totals	£ 1,542	£ 816	

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

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 Flat roof insulation	£850 - £1,500	£ 360	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 165	✔
3 Draught proofing	£80 - £120	£ 18	✔

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.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT