

Gloucester Square, Hyde Park Estate, W2









# Gloucester Square, *Hyde Park Estate, W2* £4,500,000 Leasehold

At almost 2000 sq ft, this grand apartment has been meticulously designed and offers beautiful air conditioned accommodation, including a dual aspect living and dining room which opens to a large south facing balcony overlooking the communal gardens.

- 24 hour concierge
- Dual aspect living dining
- 3 bedrooms
- 3 bathrooms (2 en-suite)
- Well equipped kitchen
- Lifts
- Close to Hyde Park
- Energy rating D

A beautifully, newly and stylishly designed luxury three bedroom apartment for sale within this premier portered building on this favoured Gloucester Square, W2.

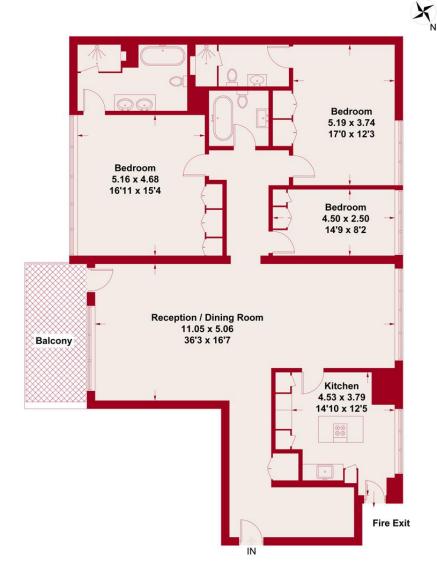
For more information or to arrange a viewing please contact:

#### **Bayswater**

23 Leinster Terrace Bayswater, W2 3ET 020 7724 1222 bayswater.sales@kfh.co.uk

Kinleigh Folkard & Hayward

kfh.co.uk



Third Floor



## **Energy Performance Certificate**



#### Chelwood House, Gloucester Square, LONDON, W2

Dwelling type: Mid-floor flat

Type of assessment: RdSAP, existing dwelling Date of assessment: 25 June 2014

Date of certificate: 25 June 2014 Total floor area:

Use this document to:

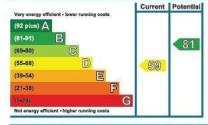
Compare current ratings of properties to see which properties are more energy efficient

	Find out how you can	save energy and	money by installing	improvement measures
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Laminated energy coats	or awelling for 3 year	IS.	L 4,041			
Over 3 years you could	£ 2,529					
Estimated energy costs of this home						
	Current costs	Potential costs	Potential future savings			
Lighting	£ 531 over 3 years	£ 267 over 3 years				
Heating	£ 2,229 over 3 years	£ 939 over 3 years	You could			
Hot Water	£ 1,881 over 3 years	£ 906 over 3 years	save £ 2,529			
Totals	£ 4,641	€ 2,112	over 3 years			

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**



The graph shows the current energy efficiency of your

166 m<sup>2</sup>

The higher the rating the lower your fuel bills are likely

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	£ 1,140	0
2 Low energy lighting for all fixed outlets	£90	£ 216	
3 Hot water cylinder thermostat	£200 - £400	£ 315	0

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.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture. included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.