



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

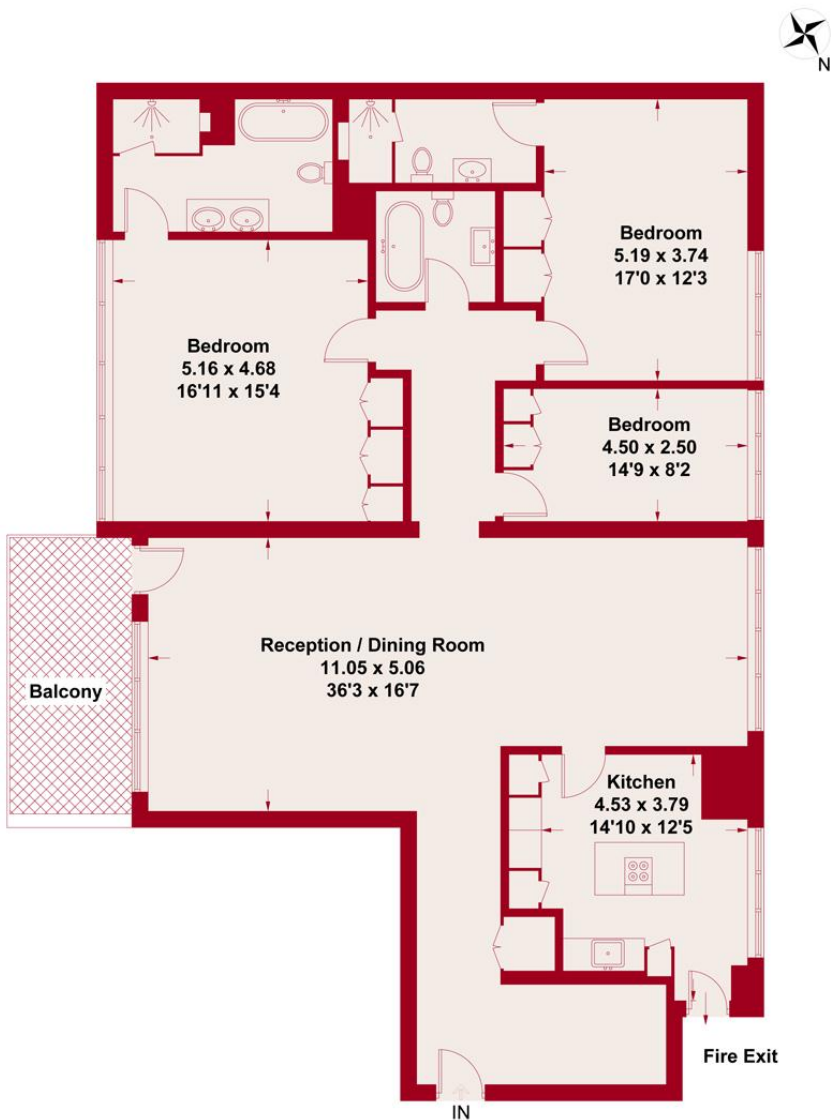
A beautifully, newly and stylishly designed luxury three bedroom apartment for sale within this premier portered building on this favoured Gloucester Square, W2.

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



Chelwood House
Approximate Gross Internal Area = 179.2 sq m / 1929 sq ft

Illustration for Identification Purpose Only. Not to Scale.

Energy Performance Certificate



Chelwood House, Gloucester Square, LONDON, W2

Dwelling type: Mid-floor flat
Date of assessment: 25 June 2014
Date of certificate: 25 June 2014

Type of assessment: RdSAP, existing dwelling
Total floor area: 166 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

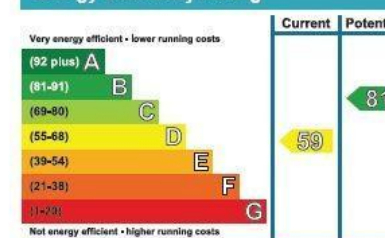
Estimated energy costs of dwelling for 3 years:	£ 4,641
Over 3 years you could save	£ 2,529

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	
Hot Water	£ 1,881 over 3 years	£ 906 over 3 years	
Totals	£ 4,641	£ 2,112	

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

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.