



*Bark Place, Bayswater, W2*





**Bark Place,  
Bayswater, W2**  
**£2,550,000**  
**Freehold**

Bark Place is a peaceful and attractive street accessed from Moscow Road and therefore a short walk to the excellent amenities of Queensway and fashionable Westbourne Grove's boutiques and restaurants.

- 5 bedroom townhouse
- Double reception room
- Large entertaining space
- Three level house
- Two bathrooms
- Rear garden
- Moments from Hyde Park
- EPC rating D

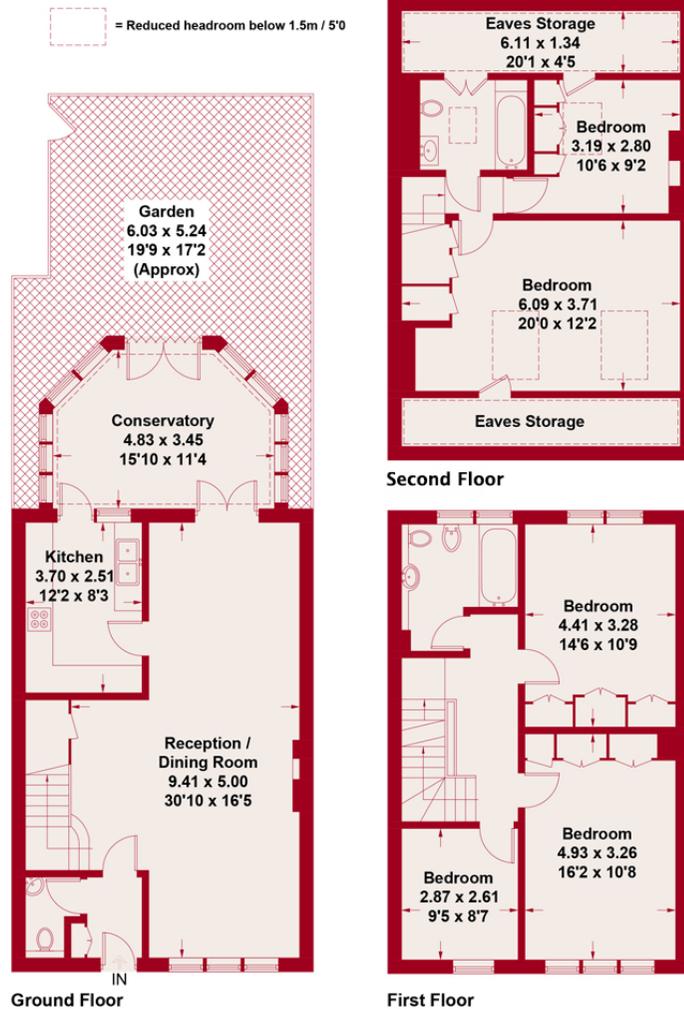
Boasting great volume and admirable potential, a beautifully located townhouse for sale moments from the green spaces of Kensington Gardens and a short walk to Notting Hill.

For more information or to arrange a viewing please contact:

**Bayswater**  
186 Queensway  
Bayswater, W2 6LY  
020 7724 1222  
bayswater.sales@kfh.co.uk

**Kinleigh Folkard & Hayward**

**kfh.co.uk**



**Bark Place**

**Approximate Gross Internal Area = 170 sq m / 1830 sq ft  
(Excluding Eaves Storage / Reduced Headroom)**

**Eaves Storage / Reduced Headroom = 13.7 sq m / 148 sq ft**

**Total = 183.7 sq m / 1978 sq ft**

Illustration for Identification Purpose Only. Not to Scale.



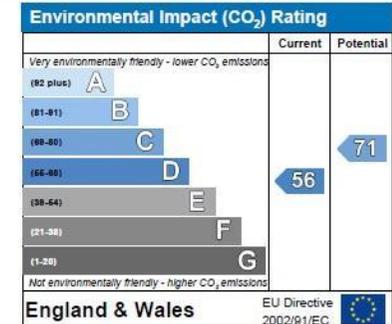
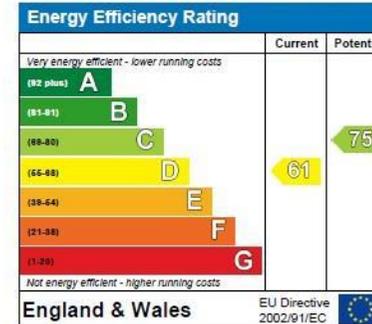
## Energy Performance Certificate



Bark Place  
LONDON  
W2

Dwelling type: Mid-terrace house  
Date of assessment: 23 November 2009  
Date of certificate: 24 November 2009  
Reference number:  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 155 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	256 kWh/m <sup>2</sup> per year	167 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.6 tonnes per year	4.3 tonnes per year
Lighting	£154 per year	£80 per year
Heating	£783 per year	£591 per year
Hot water	£260 per year	£145 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.