



Gloucester Terrace, *Bayswater*, W2





**Gloucester Terrace,
Bayswater, W2**
£2,799,000
Shared Freehold

Gloucester Terrace is ideally located within a few minutes walk of Queensway, Westbourne Grove and Hyde Park and is surrounded by a choice of 5 train and underground stations, including Heathrow Express at Paddington and central line at Lancaster Gate.

- 3 bedrooms (1 en-suite)
- 2 balconies
- High specification finish
- 2 reception rooms
- Porter
- Air-conditioning
- Underground parking
- EPC rating D

Spectacular modern penthouse apartment shortlisted for design award at the "International Design & Architecture Awards". The property boasts luxurious appointed interiors & balconies.

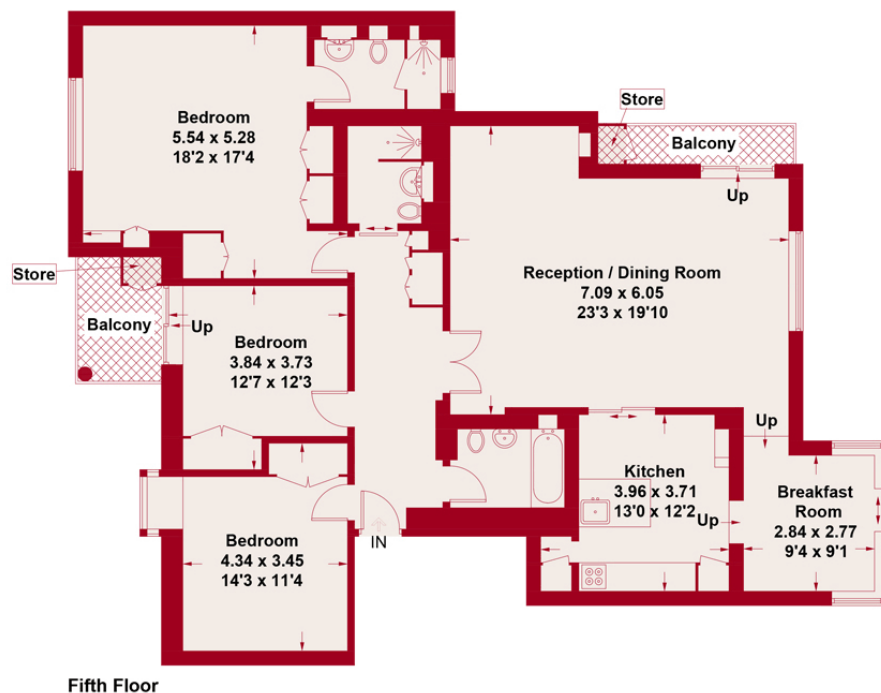
For more information or to arrange a viewing please contact:

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

Kinleigh Folkard & Hayward

kfh.co.uk

COMPLETELY LONDON



Fifth Floor

Trinity Court
Approximate Gross Internal Area = 143.9 sq m / 1549 sq ft
Stores = 0.9 sq m / 10 sq ft
Total = 144.8 sq m / 1559 sq ft



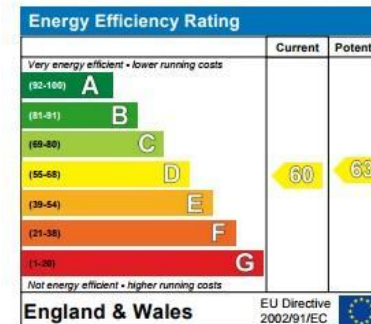
Illustration for Identification Purpose Only. Not to Scale.

Energy Performance Certificate

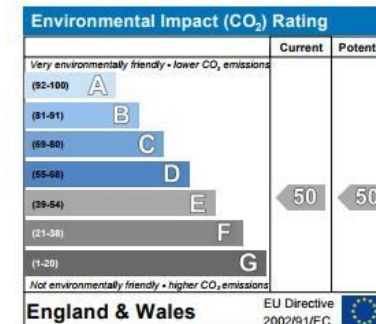


Gloucester Terrace
LONDON W2
Dwelling Type: Top-floor flat
Date of Assessment: 08/04/2008
Date of Certificate: 08/04/2008
Reference Number:
Total Floor Area: 114 m²

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 (CO₂) 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 will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	353 kWh/m ² per year	349 kWh/m ² per year
Carbon dioxide emissions	6.1 tonnes per year	6.0 tonnes per year
Lighting	£119 per year	£60 per year
Heating	£404 per year	£421 per year
Hot water	£165 per year	£165 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome