

Queens Mews, Bayswater, W2







Queens Mews, Bayswater, W2 £3,500,000 Freehold

Completely rebuilt behind its facade, crisp, modern interiors are extremely light and airy with engineered wood floors and integrated sound, whilst versatile living space includes two large reception rooms, a bespoke fitted kitchen, media room and terrace.

- Four bedrooms
- 3 bathrooms (2 en-suite)
- 2 reception rooms
- Bespoke modern kitchen
- Media room
- Full width terrace
- Integral garage
- Energy rating C

A recently redeveloped four bedroom house for sale on a quiet and conveniently located cobbled mews, located within a short walk of Kensington Gardens and Notting Hill Gate.

For more information or to arrange a viewing please contact:

Bayswater

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Kinleigh Folkard & Hayward

QUEENS MEWS, W2

Approx. gross internal area 2465 Sq Ft. / 229 Sq M.





SECOND FLOOR

FIRST FLOOR





Energy Performance Certificate



Queens Mews, LONDON, W2

Dwelling type:	Mid-terrace house	Reference number:	
Date of assessment:	27 February 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	28 February 2014	Total floor area:	196 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:			£ 3,396			
Over 3 years you could	£ 1,041					
Estimated energy costs of this home						
	Current costs	Potential costs	Potential future savings			
Lighting	£ 513 over 3 years	£ 255 over 3 years	You could save £ 1,041 over 3 years			
Heating	£ 2,487 over 3 years	£ 1,851 over 3 years				
Hot Water	£ 396 over 3 years	£ 249 over 3 years				
Totals	£ 3,396	£ 2,355				

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	£ 582	0
2 Low energy lighting for all fixed outlets	£165	£ 216	
3 Solar water heating	£4,000 - £6,000	£ 138	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.

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/fittings are 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.