



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:

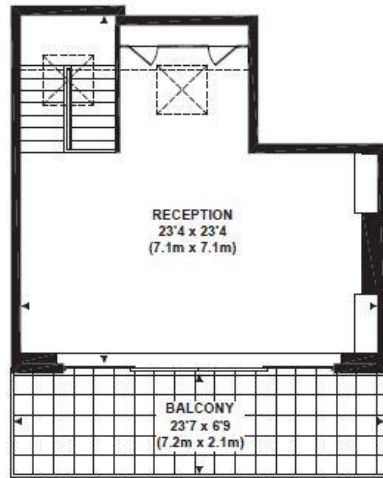
Bayswater
186 Queensway
Bayswater, W2 6LY
020 7724 1222
bayswater.sales@kfh.co.uk

Kinleigh Folkard & Hayward

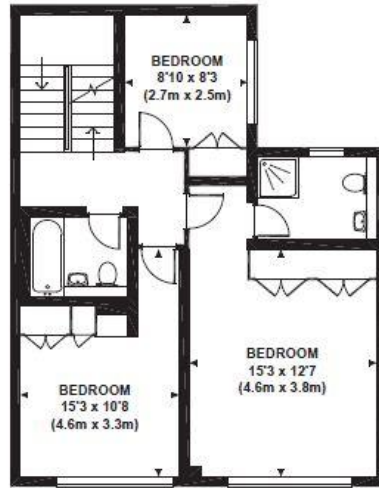
kfh.co.uk

QUEENS MEWS, W2

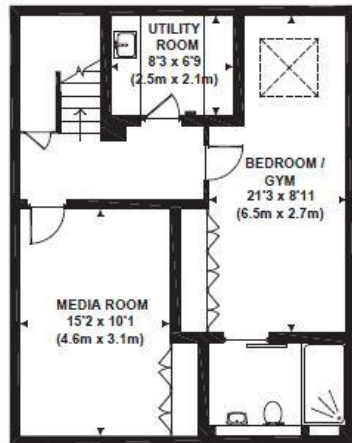
Approx. gross internal area 2465 Sq Ft. / 229 Sq M.



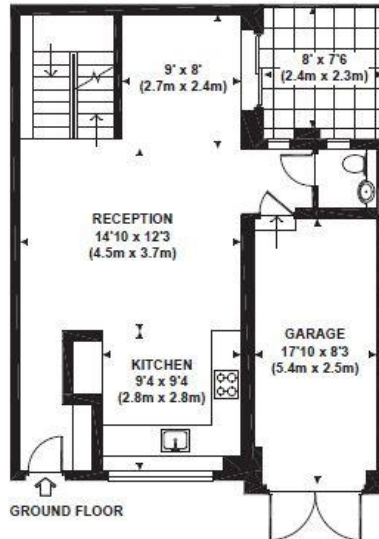
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

djd All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2014 Dowling Jones Design www.dowlingjones.com 020 7610 9933

Energy Performance Certificate



Queens Mews, LONDON, W2

Dwelling type: Mid-terrace house
Date of assessment: 27 February 2014
Date of certificate: 28 February 2014

Reference number:
Type of assessment: RdSAP, existing dwelling
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**

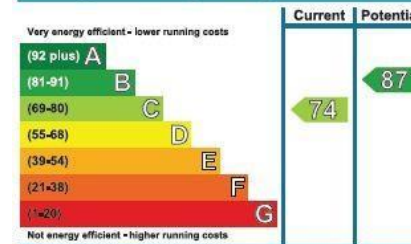
Over 3 years you could save **£ 1,041**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 513 over 3 years	£ 255 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	
2 Low energy lighting for all fixed outlets	£ 165	£ 216	
3 Solar water heating	£4,000 - £6,000	£ 138	

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.