



Edgware Road, Paddington, W2





**Edgware Road,
Paddington, W2**
£700,000
Leasehold

Park West, an ever popular purpose built building benefiting from 24 hour porter, is located on the prestigious Hyde Park Estate and is within a few moments of the boutiques and restaurants of Connaught Village, Oxford Street and Hyde Park Estate.

- Two bedrooms
- One reception room
- Fitted kitchen
- Bathroom
- Wood floors
- Lifts and 24 hour porter
- A short walk to Mayfair
- Energy rating D

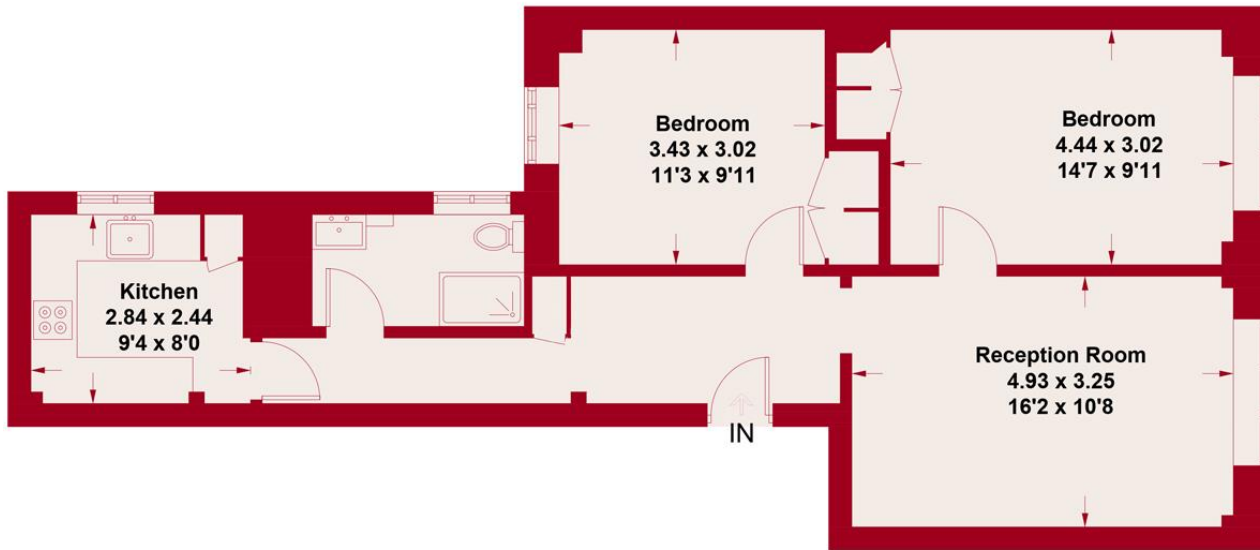
A super two bedroom apartment for sale, close to Hyde Park and Oxford Street. offering attractive wood floors and a bright double aspect within this popular portered purpose built building.

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



Fifth Floor

kfh.co.uk Park West
 Approximate Gross Internal Area = 67.3 sq m / 724 sq ft
 Illustration for Identification Purpose Only. Not to Scale.

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.

Energy Performance Certificate



Edgware Road, LONDON, W2

Dwelling type: Mid-floor flat
 Date of assessment: 10 May 2013
 Date of certificate: 10 May 2013

Type of assessment: RdSAP, existing dwelling
 Total floor area: 56 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

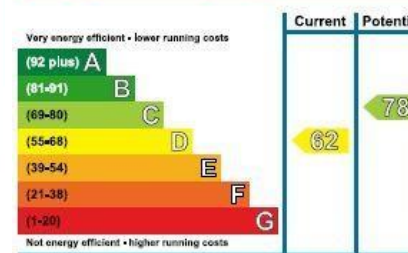
Estimated energy costs of dwelling for 3 years:	£ 1,884
Over 3 years you could save	£ 750

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 123 over 3 years	
Heating	£ 1,464 over 3 years	£ 711 over 3 years	
Hot Water	£ 300 over 3 years	£ 300 over 3 years	
Totals	£ 1,884	£ 1,134	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£ 648	
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 105	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.