



Westbourne Terrace, *Bayswater*, W2





**Westbourne Terrace,
Bayswater, W2**

£1,150,000

Shared Freehold

- Shared freehold
- Bespoke kitchen
- Stucco fronted building
- Excellent storage
- Two bathrooms
- Open plan living
- Recently refurbished
- EPC rating D

This elegant two bedroom flat features excellent proportions throughout and benefits from two large double bedrooms. The flat is located minutes away from Paddington and the Central Line.

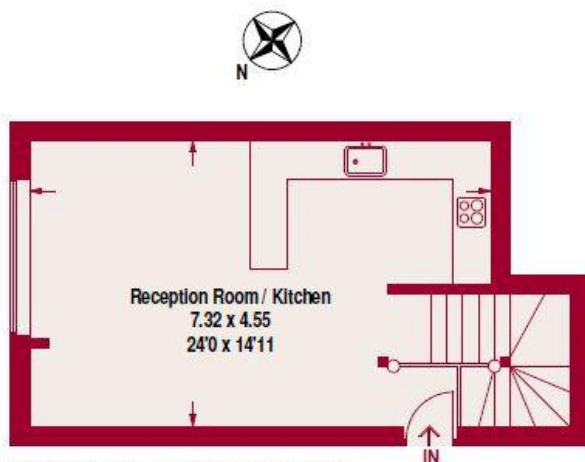
For more information or to arrange a viewing please contact:

Bayswater
23 Leinster Terrace
Bayswater, W2 3ET
020 7724 1222
bayswater.sales@kfh.co.uk

Kinleigh Folkard & Hayward

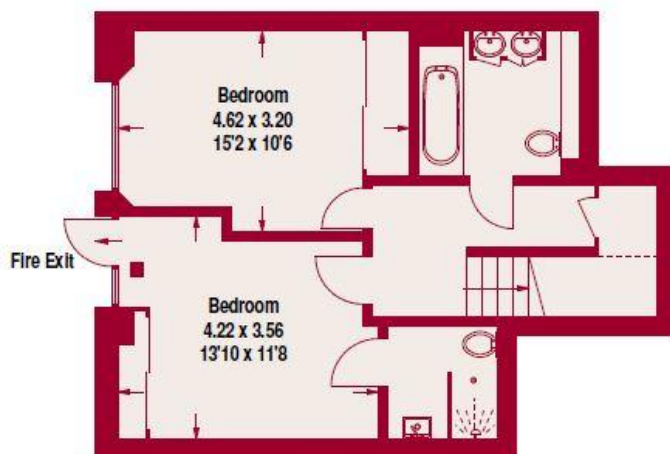
kfh.co.uk

COMPLETELY LONDON



Ground Floor = 36.2 sq m / 390 sq ft

= Reduced headroom below 1.5 m / 5'0



Lower Ground Floor = 47.6 sq m / 513 sq ft

Bishopsgourne
Approximate Gross Internal Area (Including Reduced Headroom)
83.8 sq m / 903 sq ft



Illustration for Identification Purpose Only. Not to Scale.

Energy Performance Certificate



Westbourne Terrace, LONDON, W2

Dwelling type: Basement maisonette
Date of assessment: 15 May 2012
Date of certificate: 17 May 2012
Reference number:
Type of assessment: RdSAP, existing dwelling
Total floor area: 74 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:	£ 2,127
Over 3 years you could save	£ 690

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 132 over 3 years	You could save £ 690 over 3 years
Heating	£ 1,140 over 3 years	£ 651 over 3 years	
Hot Water	£ 756 over 3 years	£ 654 over 3 years	
Totals	£ 2,127	£ 1,437	

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		Current	Potential	
Very energy efficient - lower running costs				
(92 plus)	A			<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
		63	75	

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	£ 282	
2 Floor Insulation	£800 - £1,200	£ 54	
3 Draught proofing	£80 - £120	£ 33	

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.