

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

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Kinleigh Folkard & Hayward

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Ground Floor = 36.2 sq m / 390 sq ft





Lower Ground Floor = 47.6 sq m / 513 sq ft

Bishopsbourne

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 Reference number:

Date of assessment: 15 May 2012 Type of assessment: RdSAP, existing dwelling 74 m²

Total floor area:

Date of certificate: 17 May 2012

Use this document to:

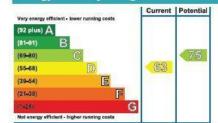
- Compare current ratings of properties to see which properties are more energy efficient
- . Find out how you can save energy and money by installing improvement measures

£ 2,127	
£ 690	

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

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

The higher the rating the lower your fuel bills are likely

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 efficien

Indicative cost	Typical savings over 3 years	Available with Green Deal
£4,000 - £14,000	£ 282	0
£800 - £1,200	£ 54	0
£80 - £120	£ 33	0
	£4,000 - £14,000 £800 - £1,200	£4,000 - £14,000 £ 282 £800 - £1,200 £ 54

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 quaranteed 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.