

Bolsover Street, London. W1W

£2,450,000 Subject To Contract (fees apply)



A three bedroom, two bathroom spacious lateral apartment with super ceiling height on the second floor of this charming purpose built period building.

Central Park Lodge is located on the northern part of Bolsover Street, a stone's throw from Great Portland Street tube station and Regents Park, and is ideally located for the shops restaurants and amenities of both Marylebone and Fitzrovia.

Double living / dining room

Kitchen

Master bedroom with en suite
bathroom

2nd double bedroom

3rd bedroom

Family bathroom

Lift

McGlashans Property Services
107 Crawford Street . London . W1H 2JA
TEL: 020 7486 6711 . E: sales@mcglashans.co.uk



Central Park Lodge,
Bolsover Street, W1W
Approximate Gross Internal Area
140.71 sq m / 1,515 sq ft
(CH = Ceiling Heights)

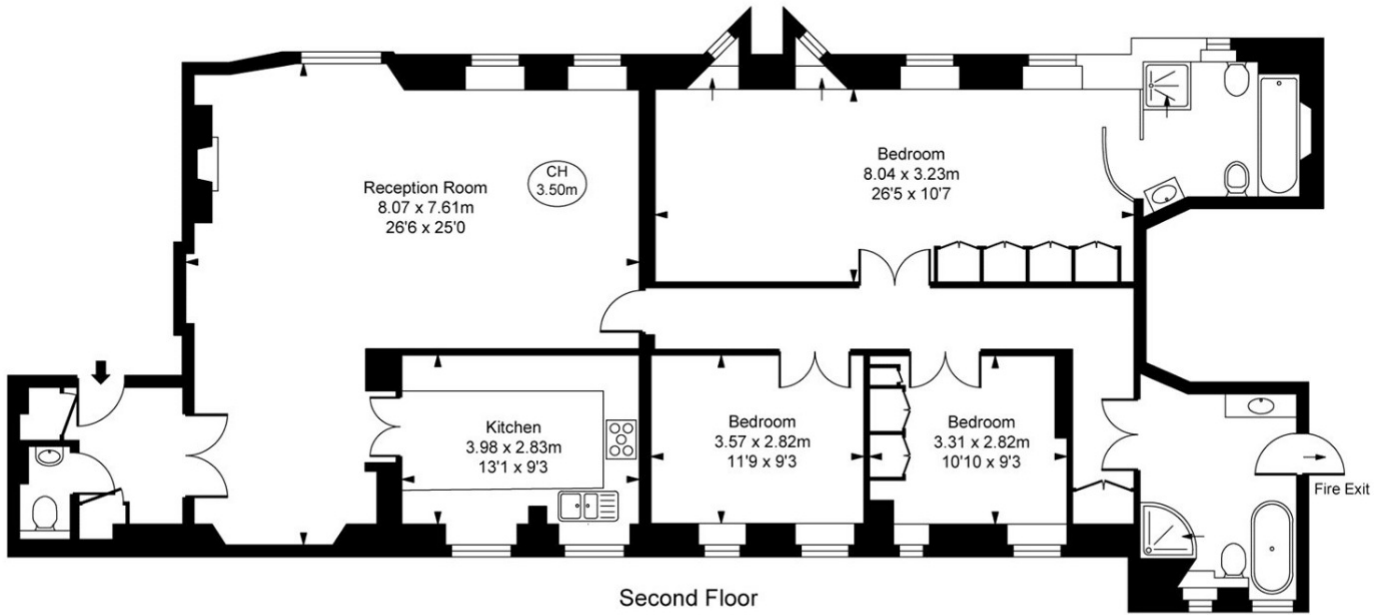


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Performance Certificate



Central Park Lodge 54-58 Bolsover Street
LONDON
W1W

Dwelling type: Mid-floor flat
Date of assessment: 01 November 2011
Date of certificate: 02 November 2011
Reference number: 9597-2839-6598-9009-5551
Type of assessment: RdSAP, existing dwelling
Total floor area: 142 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	140 kWh/m ² per year	131 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	3.6 tonnes per year
Lighting	£129 per year	£64 per year
Heating	£663 per year	£673 per year
Hot water	£87 per year	£87 per year

You could save up to £55 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.