



FLORENCE COURT, MAIDA VALE, LONDON, W9

**Offers In The Region Of
£1,100,000**

Located on the second floor of this attractive purpose built block is this lateral two bedroom apartment. The accommodation comprises of a large double reception room, kitchen, two double bedrooms, two bathrooms (one en-suite shower), guest cloakroom and balcony. Added benefits include porter, lift and first come first serve parking.

Florence Court is well located just moments from Maida Vale, Maida Vale tube station and Warwick Avenue.

Details

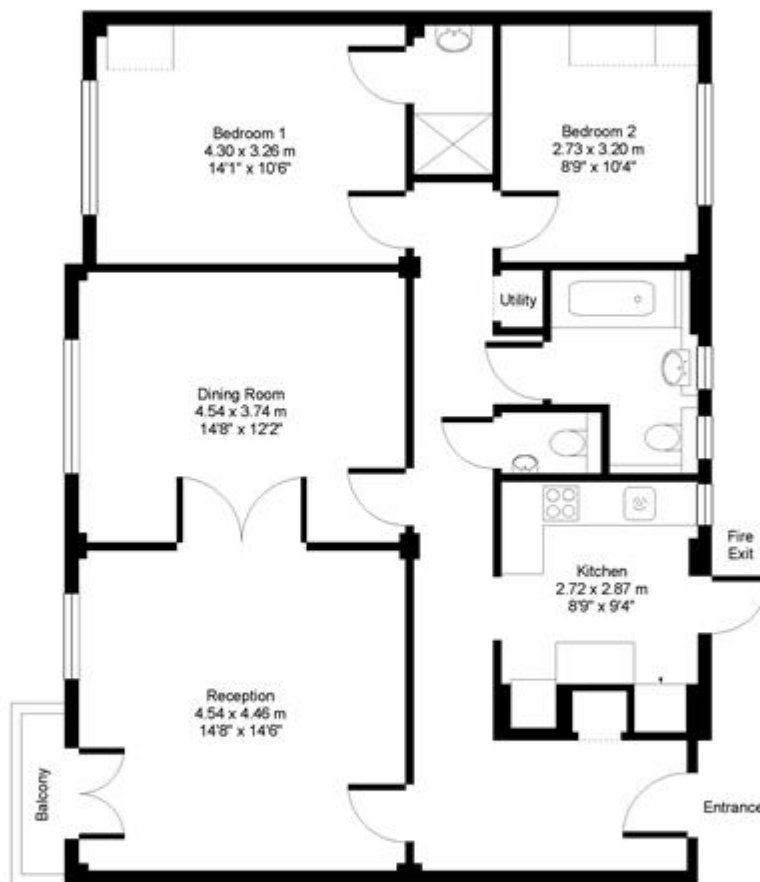
- Reception Room
- Balcony
- Kitchen
- Two Bedrooms
- Two Bathrooms (one en-suite)
- Guest Cloakroom
- Lift
- Porter



Florence Court Maida Vale, W9



Approx. Gross Floor Area = 100 sq.meters • 1080 sq.feet



SECOND FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 07974 264576

Terms and Conditions

Tenure: 140 years
 Borough: Westminster
 Price: Offers In The Region Of £1,100,000

EPC Information

Energy Performance Certificate

Flat 12 Florence Court, Maida Vale, LONDON, W9 1TB

Dwelling type: Mid-floor flat **Reference number:** 9568-7067-7261-3495-0940
Date of assessment: 16 September 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 16 September 2015 **Total floor area:** 103 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:	£ 2,517
Over 3 years you could save	£ 1,158

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 201 over 3 years	
Heating	£ 1,761 over 3 years	£ 744 over 3 years	
Hot Water	£ 414 over 3 years	£ 414 over 3 years	
Totals	£ 2,517	£ 1,359	

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	£ 696	✔
2 Draught proofing	£80 - £120	£ 42	✔
3 Low energy lighting for all fixed outlets	£45	£ 120	✔

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/leavingenergy 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.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT