



CUNNINGHAM COURT W9

Price
£2,200,000

A wonderful newly refurbished three bedroom ground floor apartment located in this sought after period mansion block in Maida Vale. The accommodation comprises of a large reception, kitchen/breakfast room (with views overlooking Regents canal), Master bedroom with en-suite bathroom, two further double bedrooms and family bathroom.

Cunningham Court is brilliantly located next to Regents canal being just a short walk to Maida Vale tube station and Warwick Avenue.

Details

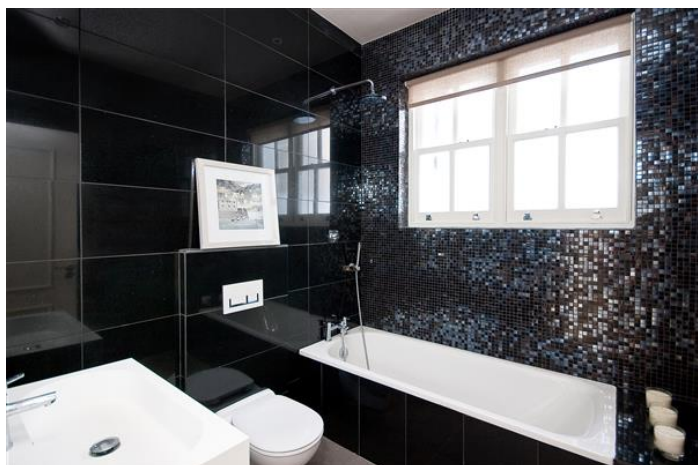
Reception Room
Kitchen/Breakfast Room
Master Bedroom with En-suite Bathroom
Two Further Double Bedrooms
Family Bathroom

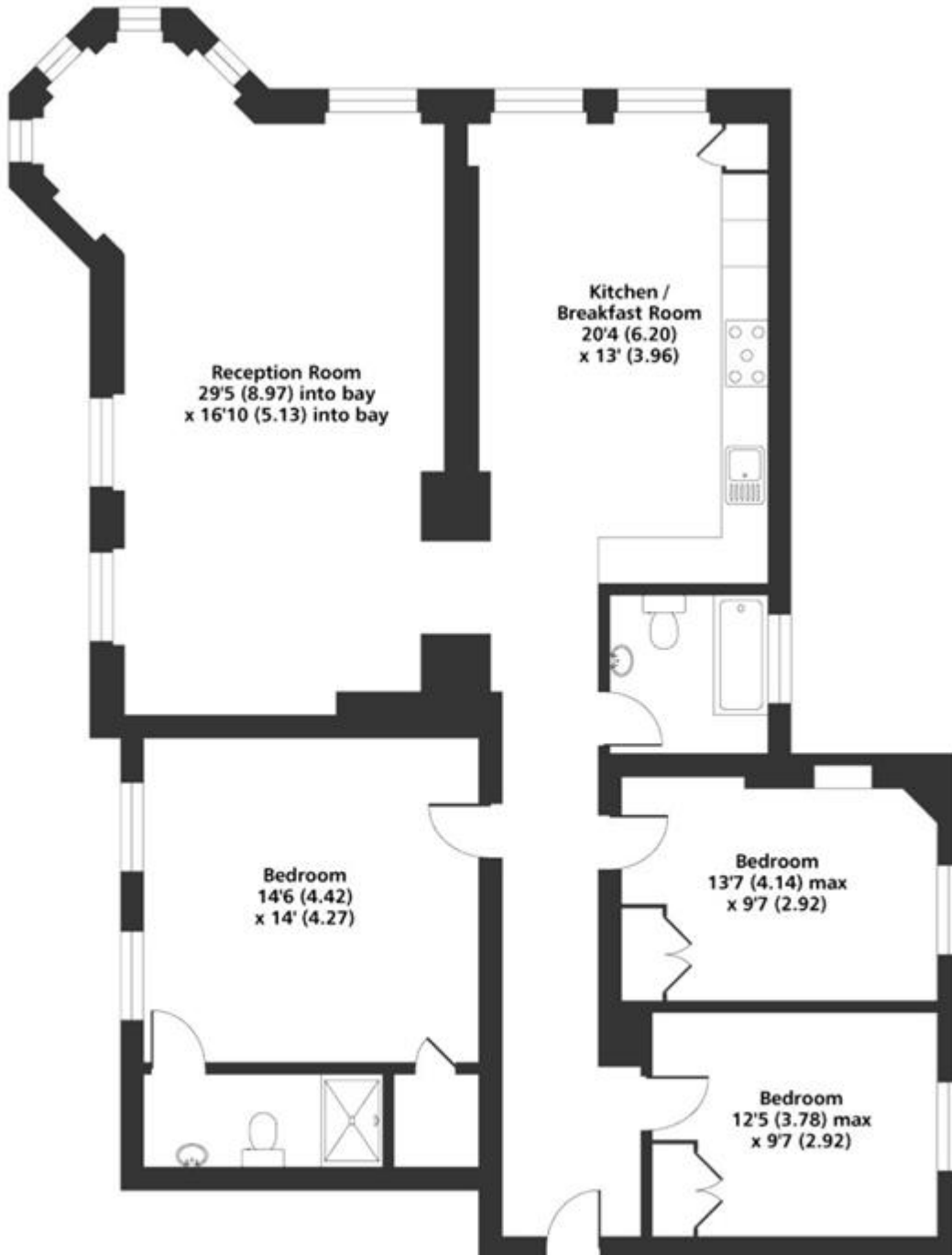
PLAZA estates

www.plazaestates.co.uk

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Cunningham Court W9
Gross Internal Floor Area 1480 sqft 137.4 sqm
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Terms and Conditions

Tenure: Share of Freehold
 Borough: Westminster
 Price: £2,200,000

EPC Information

Energy Performance Certificate

Flat 22 Cunningham Court Maida Vale
 LONDON
 W9 1AE

Dwelling type: Mid-floor flat
 Date of assessment: 07 July 2009
 Date of certificate: 07 July 2009
 Reference number: 0951-2843-6137-0501-7261
 Total floor area: 136 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

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 Rating (CO₂)

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.

England & Wales
 EU Directive 2002/91/EC

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

	Current	Potential
Energy use	304 kWh/m ² per year	296 kWh/m ² per year
Carbon dioxide emissions	7.0 tonnes per year	6.9 tonnes per year
Lighting	£153 per year	£76 per year
Heating	£915 per year	£935 per year
Hot water	£167 per year	£167 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

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.
 For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 612 or visit www.energysavingtrust.org.uk/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT