



## 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

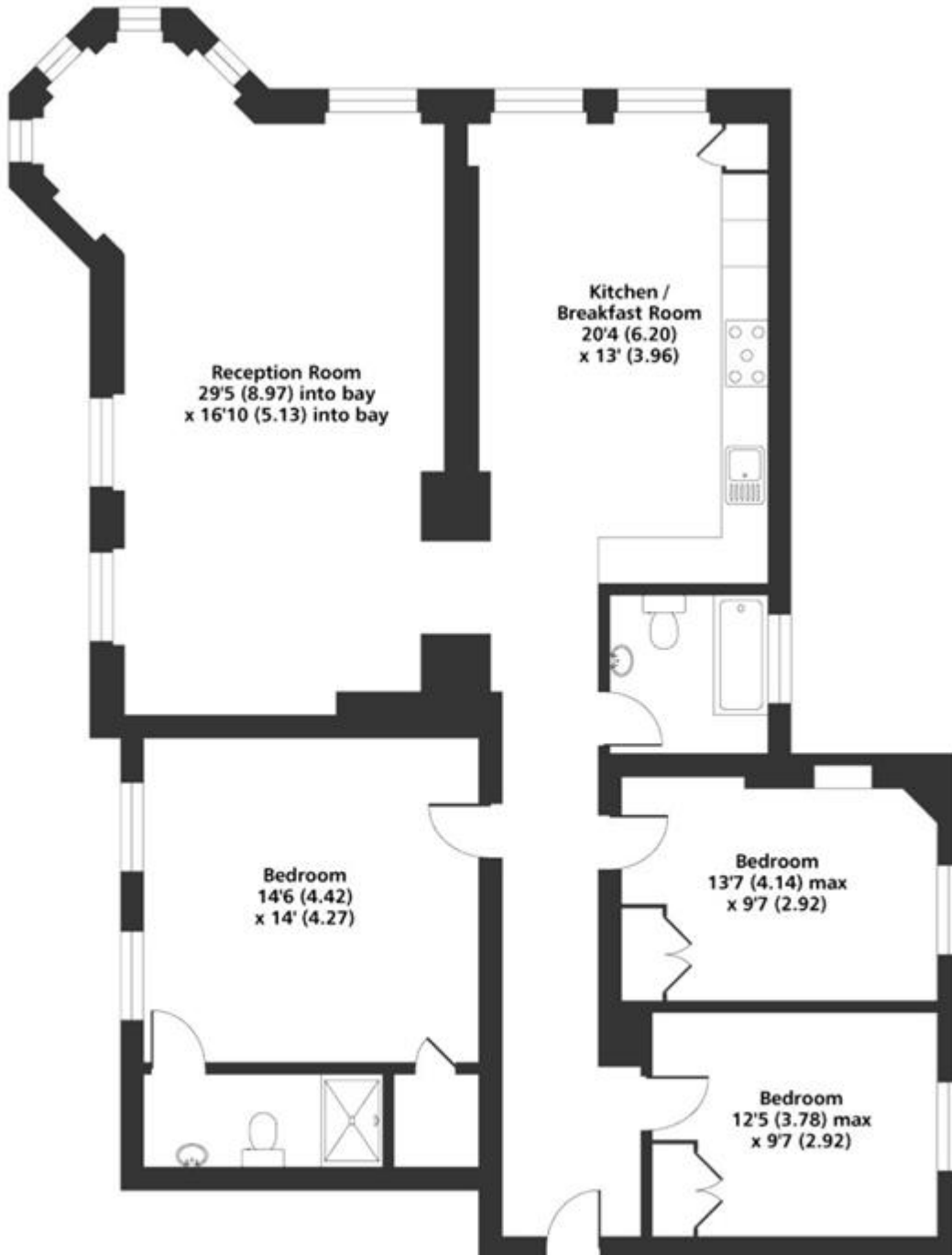
[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

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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 m<sup>2</sup>

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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>)**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 304 kWh/m <sup>2</sup> per year | 296 kWh/m <sup>2</sup> 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](http://www.energysavingtrust.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**