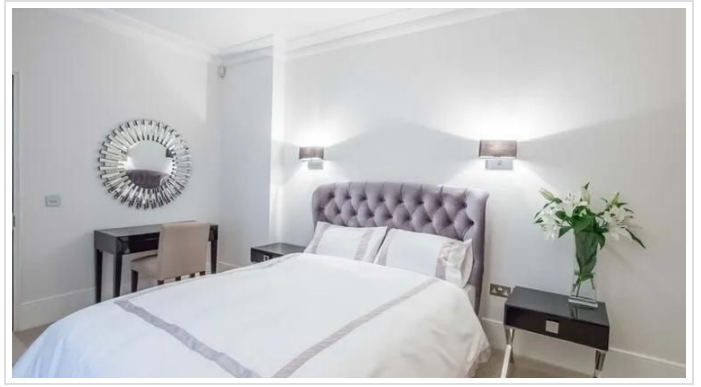


3 Bed Maisonette In 13 Talbot Square , London, W2 1TR

£1,550,000





SHORT DESCRIPTION

Property Ref: 11889 Fantastic freehold furnished apartment with private courtyard in the leafy expanses of Kensington Gardens and Hyde Park situated within a secure landscaped quiet complex two minutes walk from central London's most prominent Hyde Park garden fountain entrances front of Lancaster Gate station provides a tranquil setting in the heart of picturesque London. Comprising a front building entrance with hallway end apartment entrance leading down to a grand open plan living area 8 meter square living space with high end fully fitted kitchen, living and dining area creating a great family and entertainment area with significantly large bedrooms with their own en-suite. Conveniently situated also minutes from the revamped new Paddington complex of restaurants, 5 minutes walk from Edgware Road and 15mins walk of Marble Arch Oxford Street with their extensive cultural varieties of restaurants and shopping facilities, further - Private garden square - Open plan living areas - Private outdoor lounge terrace to bedrooms - mosaic shower and bathrooms en-suite...

3

Bed Room(s)

3

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

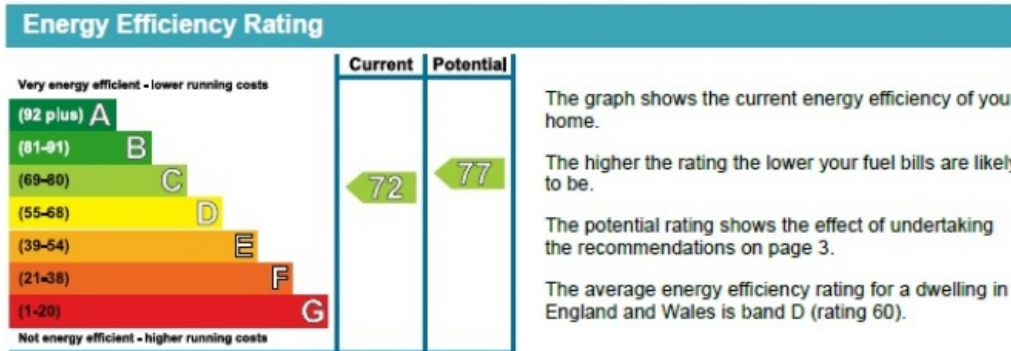


EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Estimated energy costs of dwelling for 3 years:		£ 2,151	
Over 3 years you could save		£ 435	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 198 over 3 years	
Heating	£ 1,626 over 3 years	£ 1,182 over 3 years	
Hot Water	£ 333 over 3 years	£ 336 over 3 years	
Totals	£ 2,151	£ 1,716	

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.



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