



HYDE PARK RESIDENCE, MAYFAIR, W1K

£3,500 per week

A beautiful three bedroom apartment located on the fourth floor of this extremely sought after portered block in the heart of Mayfair. The accommodation comprises of large double reception room, kitchen, three double bedrooms and two bathrooms (one en-suite). Added benefits include air conditioning, 24 hour concierge and a twice weekly maid service.

Hyde Park Residence is wonderfully located on Park Lane directly opposite Hyde Park and just a short walk from Oxford Street and Marble Arch.

Traditional three bedroom apartment, luxurious and spacious, offering everything you need for a successful stint in London. Kick back in total comfort with our premium furnishings, and discover how the residence can match up to your lifestyle.

Details

- Double Reception Room
- Three Bedrooms
- En Suite Bathroom
- Luxurious marble Bathroom
- 24 Hour Concierge
- Egyptian cotton linen

Fully equipped kitchen

Fluffiest towels

Finest Wedgwood dinner service and crystal glasses

Spa robes, softest slippers and Miller Harris luxury amenities

Big coffee table books and up-to-date magazines

Carefully selected traditional British décor

Serious security, with 24 hour surveillance, Guestkey locks and visual entry systems

Stunning views over London and Hyde Park

PLAZA estates

www.plazaestates.co.uk

Marble Arch Office, 29 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090

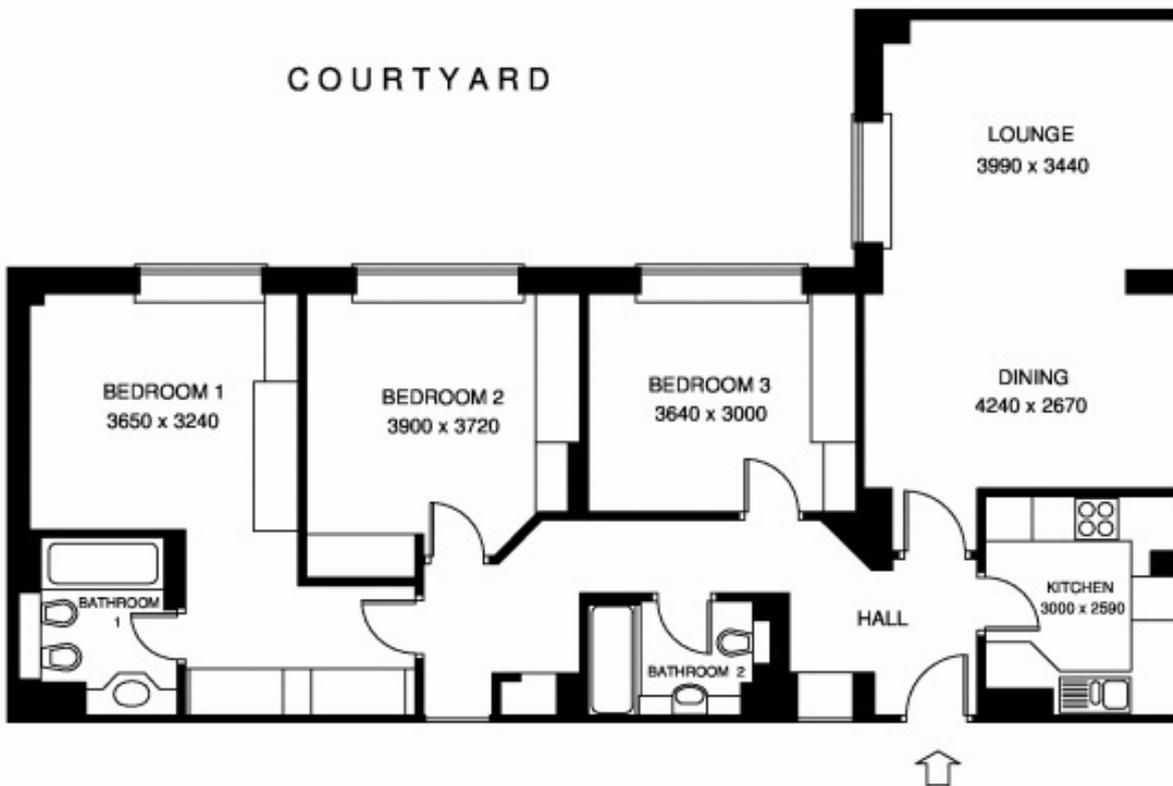




FLOOR : FOURTH

AREA : Gross Internal 106 m² / 1140 ft²

COURTYARD



Terms and Conditions

Available: Now for Long Let
Price: £3,500 per week

EPC Information

Energy Performance Certificate 

Flat 86, 55 Park Lane, LONDON, W1K 1PX

Dwelling type: Mid-floor flat **Reference number:** 9241-2889-6893-9894-7971
Date of assessment: 11 November 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 13 November 2014 **Total floor area:** 106 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

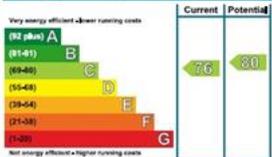
Estimated energy costs of dwelling for 3 years:	£ 1,998
Over 3 years you could save	£ 357

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 188 over 3 years	
Heating	£ 978 over 3 years	£ 678 over 3 years	
Hot Water	£ 765 over 3 years	£ 765 over 3 years	
Totals	£ 1,998	£ 1,641	You could save £ 357 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Very energy efficient - lower running costs

Not energy efficient - higher running costs

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 309
2 Low energy lighting for all fixed outlets	£50	£ 48

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Fees

A charge will be made of £264 including VAT which includes the tenancy agreement and referencing of the tenant (or joint tenants and guarantors) and for registration and certification of the deposit with the Tenancy Deposit Scheme. A charge of £132 including VAT will be made to a tenant for renewal agreements and updated TDS registration/certification. Inventory charges are made at cost (see above). Payments made by credit cards will attract a surcharge of 4-5% (depending on the card used). End of tenancy works arranged on behalf of the tenant by our management department will attract a handling fee of 10% plus VAT (12%).

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT