



Fulton Road London HA9

£1,646 per month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*Recently built two bedroom apartment with custom designed fitted kitchens and quality premium appliances.*

### Description

Flagship development located for the very best of urban living, new lifestyle destination with choice of furnished or unfurnished. Breath taking views across the London skyline. World-class shopping, eating and entertainment facilities. You can also enjoy the facilities of the Novotel right beside the Tower, order room service direct to your apartment.

### Situation

Exceptional transport connections which allows the commuter easy access to Central London, City and other parts of the country.

### Furnishing

Furnished



show-flat-601-pinnacle-tower-019



show-flat-601-pinnacle-tower-023

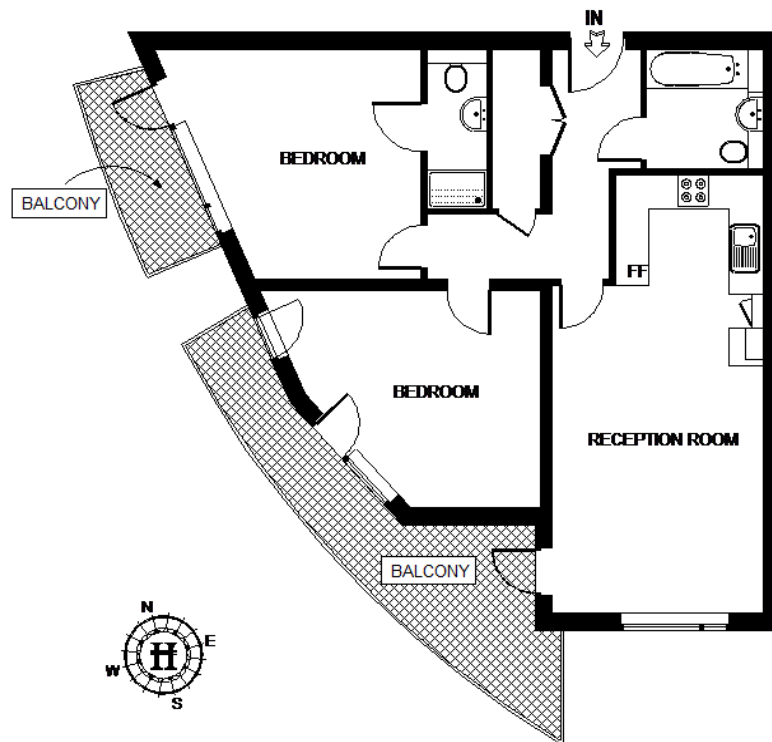
### Hamptons Stanmore

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Harrow HA7 4AA

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



## 2B4P-T6

**APPROXIMATE GROSS INTERNAL AREA**  
**829 SQ. FT. (77 SQ. M.)**

**This glass is for legal gentlemen only. Not shown in actual scenes filmed. Whatever I share  
contains are suggestions. If/when money comes in before in the possession of this glass, please  
check all documents, always I compare findings before making any decision and upon them.**

**Please be advised that Hongkong International/ I can agents have not seen or released any  
holding negotiations or glowing predictions in relation to these cases and in the property. **BEWARE****

**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

## Energy Performance Certificate (EPC)

## Energy Performance Certificate



Dwelling type:	Mid-floor flat	Type of assessment:	SAP, new dwelling
Date of assessment:	17 April 2013	Total floor area:	77 m <sup>2</sup>
Date of certificate:	18 April 2013		

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:	£ 1,122
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### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	Not applicable
Heating	£ 690 over 3 years	£ 690 over 3 years	
Hot Water	£ 300 over 3 years	£ 300 over 3 years	
<b>Totals</b>	<b>£ 1,122</b>	<b>£ 1,122</b>	

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

