



Fulton Road London HA9

£1,516 per month - Available Now

HAMPTONS
INTERNATIONAL

Beyond your expectations

A contemporary newly built one bedroom apartment with sleek, elegant finishes and premium branded appliances.

Description

Flagship development located for the very best of urban living, new lifestyle destination. Breath taking views across the London skyline. World-class shopping, eating and entertainment facilities. This area is fast becoming London's most desirable residential and retail destination.

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-014



show-flat-601-pinnacle-tower-015

Hamptons Stanmore

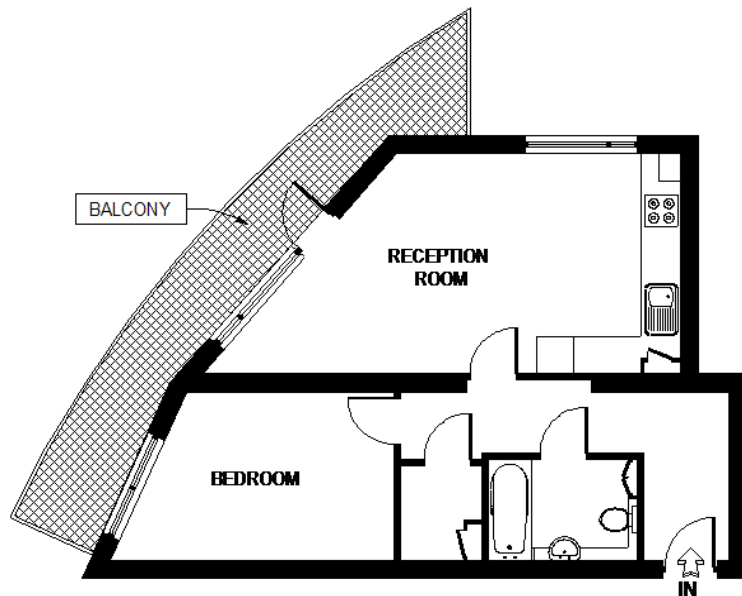
37-41 Church Road, Middlesex

Harrow HA7 4AA

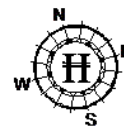
Tel: 020 86184555 - stanmorelettings@hamptons-int.com

www.hamptons.co.uk

Floorplan



1B2P-T1



**APPROXIMATE GROSS INTERNAL AREA
539 SQ. FT. (50.1 SQ. M.)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & contents carefully before making any decisions related to the plan. Please be advised that Hampton International / our agents have not measured or verified any building regulations or planning permissions in relation to works carried out to the property. **DISCLAIMER**

Energy Performance Certificate (EPC)

Energy Performance Certificate



Dwelling type: Mid-floor flat
Date of assessment: 17 April 2013
Date of certificate: 18 April 2013
Type of assessment: SAP, new dwelling
Total floor area: 50 m²

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: £ 936

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 93 over 3 years	£ 93 over 3 years	Not applicable
Heating	£ 579 over 3 years	£ 579 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	£ 936	£ 936	

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

Very energy efficient - lower running costs

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

81

81

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

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