



St. Georges Fields Connaught Village W2

£575 Per Week - Available 11/03/2019



# St. Georges Fields Connaught Village W2

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**HAMPTONS**  
INTERNATIONAL

*A very smart duplex two bedroom apartment, in a quiet gated development by Connaught Village and just moments away from Hyde Park. There is secure underground parking available by separate negotiation as well as a private West facing balcony looking over the communal gardens.*

Two double bedrooms | Balcony | Gated development | Communal garden | Underground parking available by negotiation | 3rd & 4th floors with lift.

## Description

A very smart duplex two bedroom apartment, in a quiet gated development by Connaught Village and just moments away from Hyde Park. There is secure underground parking available by separate negotiation as well as a private West facing balcony looking over the communal gardens.

## Furnishing

Furnished



## Hamptons Paddington Lettings

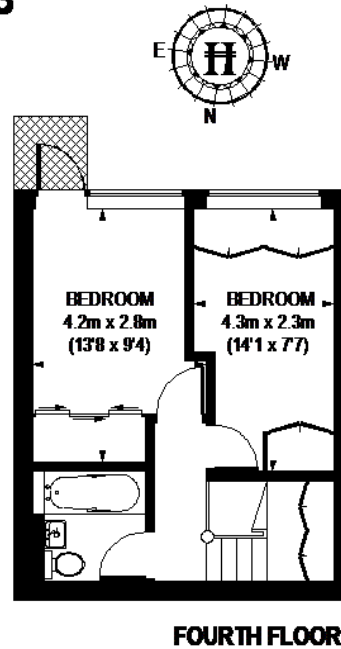
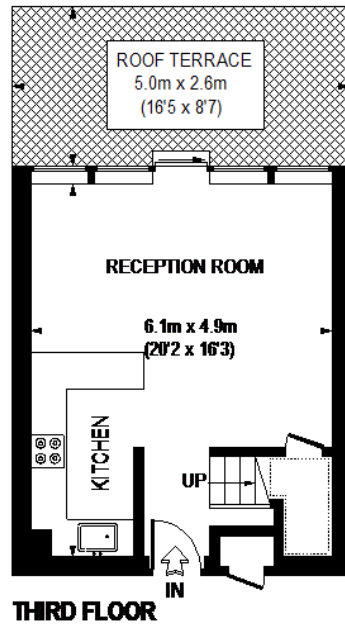
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### HANOVER STEPS



APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR (EXCLUDING REDUCED HEADROOM) = 317 SQ. FT. (29.5 SQ. M.)  
 FIRST FLOOR = 327 SQ. FT. (30.4 SQ. M.)  
 REDUCED HEADROOM = 13 SQ. FT. (1.2 SQ. M.)  
 TOTAL = 657 SQ. FT. (61.1 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 & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID 133702)

--- = REDUCED HEADROOM BELOW 1.5 M / 5'0"

**For clarification**, we wish to inform prospective tenants that we have prepared these 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 landlord unless specifically itemised with these particulars.

**Energy Performance Certificate**

Dwelling type: Mid-floor flat  
 Date of assessment: 14 February 2014  
 Date of certificate: 14 February 2014  
 Type of assessment: RdSAP: existing dwelling  
 Total floor area: 61 m<sup>2</sup>

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:	£ 1,938
Over 3 years you could save	£ 192

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 132 over 3 years	
Heating	£ 870 over 3 years	£ 810 over 3 years	
Hot Water	£ 804 over 3 years	£ 804 over 3 years	
<b>Totals</b>	<b>£ 1,938</b>	<b>£ 1,746</b>	<b>You could save £ 192 over 3 years</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**

Very energy efficient - lower running costs

Rating	Current	Potential
A	68	69
B	67	68
C	66	67
D	65	66
E	64	65
F	63	64
G	62	63

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£60	£ 104	
2 Fan-assisted storage heaters	£800 - £1200	£ 85	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal will allow you to make your home warmer and cheaper to run at no up-front cost.

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