



Sussex Square London W2

£650 Per Week - Available 22/02/2019



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*A bright two bedroom apartment overlooking Sussex Square, located moments from Hyde Park.*

Two double bedrooms | Two bathrooms | Unfurnished | Porter | Communal roof terrace.

## Description

A bright south facing lateral apartment located on the fourth floor of a portered building on Sussex Square, with views across the quiet garden square. The apartment is entirely lateral, and comprises of a spacious reception room, separate kitchen, master bedroom with fitted wardrobes, a second double bedroom, and two additional shower rooms.

## Situation

Sussex Square is perfectly located within close proximity to Hyde Park and within walking distance of Connaught Village with an array of independent shops, restaurants and cafés. Close by are the transport and shopping facilities of Marble Arch, Oxford Street, Marylebone High Street and Park Lane, Paddington station and the

Heathrow Express.

## Furnishing

Unfurnished



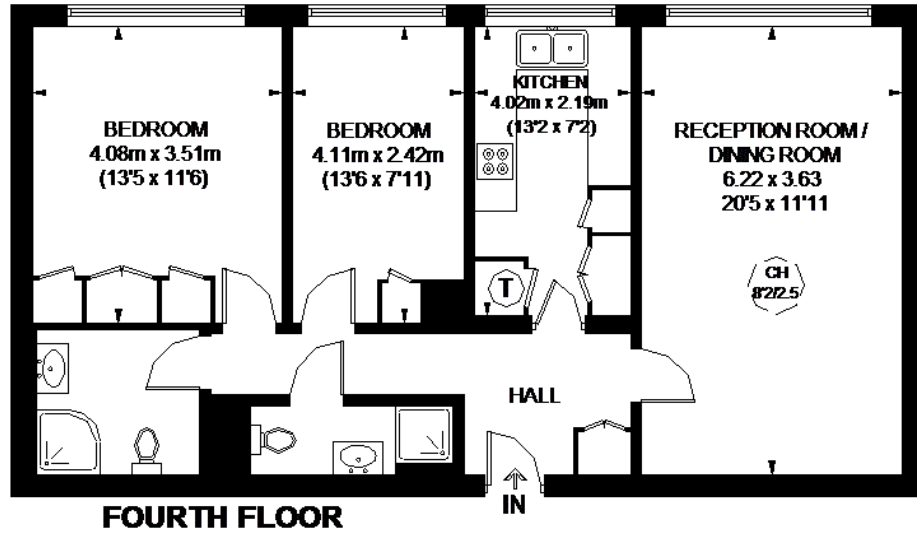
## Hamptons Paddington Lettings

Unit 43, 4 Merchant Square East, Paddington

London W2 1AQ

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



# SUSSEX SQUARE



○ - CEILING HEIGHT

APPROXIMATE GROSS INTERNAL AREA  
816 SQ. FT. (75.8 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions relied 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 (0228220)

**HM Government**

**Energy Performance Certificate**

43, Sussex Square, LONDON, W2 2SP

Dwelling type: Mid-floor flat      Reference number: 0138-2837-7125-6525-4035  
 Date of assessment: 23 February 2015      Date of certificate: 24 February 2015      Type of assessment: RdSAP, existing dwelling  
 Total floor area: 78 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,815</b>
<b>Over 3 years you could save</b>	<b>£ 807</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 153 over 3 years	
Heating	£ 714 over 3 years	£ 489 over 3 years	
Hot Water	£ 813 over 3 years	£ 366 over 3 years	
<b>Totals</b>	<b>£ 1,815</b>	<b>£ 1,008</b>	<b>You could save £ 807 over 3 years</b>

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 heating costs	Current	Potential	Very energy efficient - higher heating costs
A (91-100)	B (81-90)	72	G (35-45)
C (69-78)	84	F (46-55)	
D (55-68)		E (46-55)	
E (39-54)		F (46-55)	
F (21-38)		G (35-45)	
G (1-20)		G (35-45)	

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 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 57
2 Draught proofing	£80 - £120	£ 33
3 Low energy lighting for all fixed outlets	£50	£ 117

See page 3 for a full list of recommendations for this property.

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

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**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.

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