



Chilworth Street, W2

£595 Per Week - Available 31/05/2019



Chilworth Street, W2

£595 Per Week - Available 31/05/2019

SHORT LET: Unique studio apartment with a separated sleeping area offering privacy from the reception room with ample hanging space. The apartment is well presented with an entrance hallway leading through to the main reception room, with feature brick wall, and kitchen off-set from living space. There is also ample storage on top of the sleeping area, and the apartment is fully furnished

Description

SHORT LET: Unique studio apartment with a separated sleeping area offering privacy from the reception room with ample hanging space. The apartment is well presented with an entrance hallway leading through to the main reception room, with feature brick wall, and kitchen off-set from the main living space. There is also ample storage on top of the sleeping area, and the apartment is fully furnished

(Central line) is also only moments away. For motorists the A40 and M1 are also within easy reach. Nearby central London attractions include Hyde Park and Oxford Street. The fashionable Westbourne Grove or Little Venice for canal walks.

Furnishing

Furnished

Situation

Well located close to a wealth of transport connections including Paddington Station (Heathrow Express for international travel, National Rail services and underground connections including Bakerloo, Hammersmith & City, Circle, District lines). Lancaster Gate Station



Reception Room



Kitchen

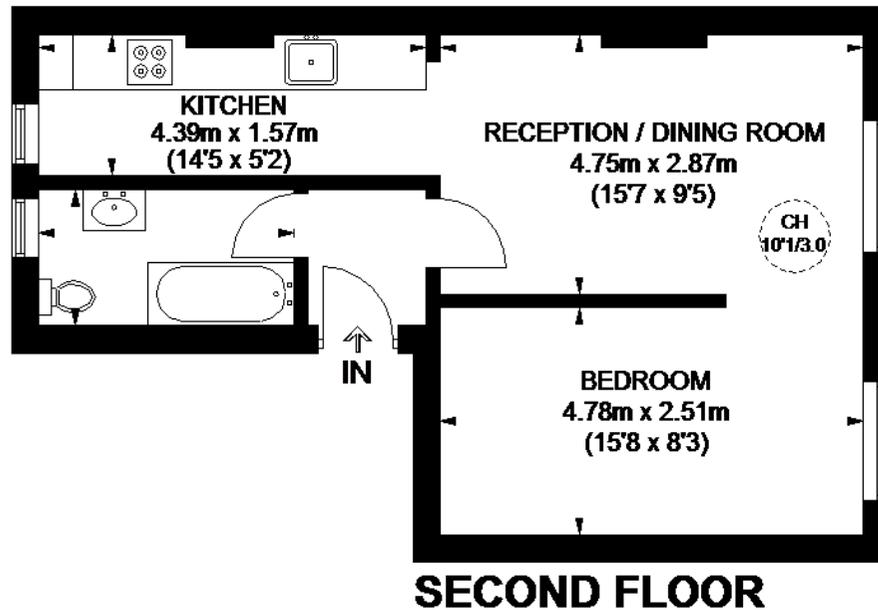
Hamptons Paddington Lettings

Unit 43, 4 Merchant Square East, Paddington

London W2 1AQ

Tel: 020 7723 0592 - paddingtonlettings@hamptons-int.com

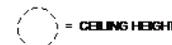
www.hamptons.co.uk



CHILWORTH STREET



APPROXIMATE GROSS INTERNAL AREA
442 SQ. FT. (41.1 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 related upon them. Please be advised that Countywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID410335)

Energy Performance Certificate HM Government

Dwelling type: Mid-floor flat
Date of assessment: 16 February 2018
Date of certificate: 19 February 2018
Type of assessment: RdSAP, existing dwelling
Total floor area: 40 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: £ 1,224
Over 3 years you could save: £ 376

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 162 over 3 years	£ 93 over 3 years
Heating	£ 843 over 3 years	£ 531 over 3 years
Hot Water	£ 219 over 3 years	£ 225 over 3 years
Totals	£ 1,224	£ 849

You could save £ 376 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

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.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 249
2 Low energy lighting for all fixed outlets	£15	£ 63
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 63

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

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.

Hamptons Paddington Lettings

Unit 43, 4 Merchant Square East, Paddington

London W2 1AQ

Tel: 020 7723 0592 - paddingtonlettings@hamptons-int.com

www.hamptons.co.uk

