



The Water Gardens London W2

£995 Per Week - Available 05/03/2019

150
YEARS

HAMPTONS
INTERNATIONAL

The Water Gardens London

W2

£995 Per Week - Available 05/03/2019

Three bedroom apartment located on the 5th floor of this popular development with 24 hour concierge and lift access. The apartment comprises modern fixtures and fittings with three bedrooms, two bathrooms, separate kitchen and balcony.

Three bedrooms | Two bathrooms | 24 hour concierge | 5th floor with lift | Balcony | Communal gardens and terrace.

Description

Three bedroom apartment located on the 5th floor of this popular development with 24 hour concierge and lift access. The apartment comprises modern fixtures and fittings with three bedrooms, two bathrooms, separate kitchen and balcony.

Furnishing

Furnished



Reception Room



Reception Room

Hamptons Paddington Lettings

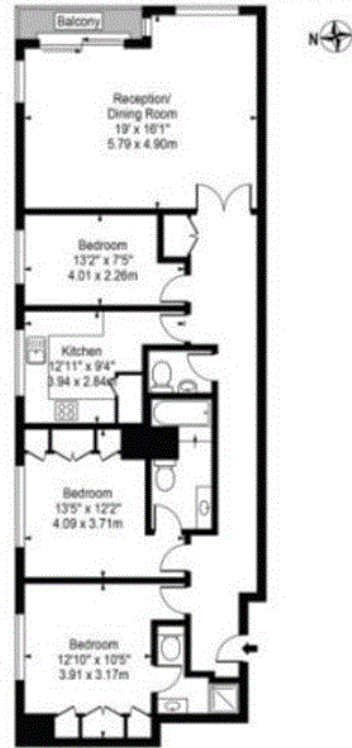
Unit 43, 4 Merchant Square East, Paddington

London W2 1AQ

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

www.hamptons.co.uk

The Water Gardens
Approx. Gross Internal Area 1084 Sq Ft - 100.71 Sq M



Fifth Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Performance Certificate

15, The Water Gardens, LONDON, W2 2DA

Dwelling type: Mid-floor flat Reference number: 8601-8592-4329-1127-3543
 Date of assessment: 21 May 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 May 2014 Total floor area: 101 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:	£ 2,154
Over 3 years you could save	£ 162

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 183 over 3 years	
Heating	£ 1,212 over 3 years	£ 1,236 over 3 years	
Hot Water	£ 573 over 3 years	£ 573 over 3 years	
Totals	£ 2,154	£ 1,992	You could save £ 162 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

Very energy efficient - lower energy costs	Current	Potential	Very energy efficient - higher energy costs
92-100 A			
81-91 B			
69-80 C			
55-68 D			
49-54 E			
41-48 F			
35-39 G			

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 Low energy lighting for all fixed outlets	£30	£ 150

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator 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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