

Waterside



Gatliff Road London SW1W

£650 Per Week - Available 05/07/2019



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**** SHORT LET** ALL BILLS INCLUDED** A modern one bedroom apartment available furnished on the third floor (with lift) of this purpose built building.

1 Bedroom | 1 Bathroom | Lift | Waterside | Furnished | 3rd Floor | Good Condition.

Description

**** SHORT LET** ALL BILLS INCLUDED** A modern one bedroom apartment available furnished on the third floor (with lift) of this purpose built building. The apartment comprises large kitchen with breakfast bar, reception room with wooden flooring, bedroom with good storage and bathroom. Offered furnished.

Situation

This centrally-placed, yet personal and secluded location puts neighbouring Chelsea, Knightsbridge and Belgravia within easy reach, as well as being very well-located for Fulham, Victoria and the whole of central London. Convenient transport links, Sloane Square and Victoria Underground stations, plus Victoria railway station are a short distance away.

Heathrow Airport is around 15 miles by car from Grosvenor Waterside or a 15 minute ride on the Heathrow Express from Paddington Station.

Furnishing

Furnished



Bedroom



Reception Room

Hamptons Sloane Square Lettings

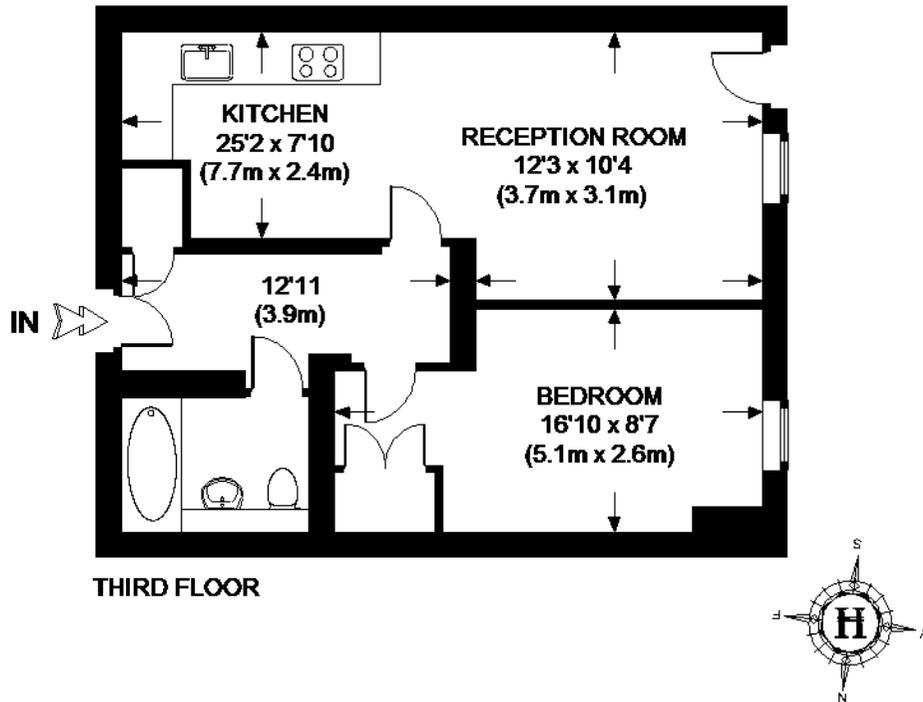
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London SW1W 8AH

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www.hamptons.co.uk

WOODS HOUSE, GATLIFF ROAD



APPROXIMATE GROSS INTERNAL AREA = 484 SQ.FT. (45 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 it.

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 HM Government

55 Woods House, 7 Gatliff Road, LONDON, SW1W 8DE

Dwelling type: Mid-floor flat Reference number: 0255-2829-6249-0001-4461
 Date of assessment: 01 April 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 03 April 2019 Total floor area: 45 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: £ 849
Over 3 years you could save £ 93

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 117 over 3 years	
Heating	£ 327 over 3 years	£ 336 over 3 years	
Hot Water	£ 302 over 3 years	£ 305 over 3 years	
Totals	£ 849	£ 758	You could save £ 93 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 heating costs	Current	Potential	Very energy efficient - higher heating costs
101-120 A	81	82	
81-100 B			
61-80 C			
41-60 D			
21-40 E			
1-20 F			
1 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	£ 93

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