



Tasso Road London W6, EPC B

£1,850 Per Week - Available 01/08/2016

*A stunning three bedroom, luxurious, contemporary townhouse cleverly designed to make the most of the light and spacious interiors. Inside this new home you will discover large open living spaces set over four floors, a stylish kitchen, a ground floor study room that can be used as a single bedroom, and a beautiful en-suite to all three of the bedrooms.*

### Description

A beautiful contemporary style, an abundance of light and deceptively spacious accommodation: that's Octavo Mews. This prestigious townhouse is beautifully designed for the life you want to lead. With clean lines, quality fittings and thoughtful design, this new home offers the ultimate in comfort and style. You can look forward to sunlight mornings, relaxing afternoons and sociable evenings in this stylish and wonderfully spacious home. A stunning three bedroom, luxurious, contemporary townhouse cleverly designed to make the most of the light and spacious interiors. Inside this new home you will discover large open living spaces set over four floors, a stylish kitchen, a ground floor study room that can be used as a single bedroom, and a beautiful en-suite to all three of the bedrooms.

Outside you will discover the split level living continues with three wonderful terraces perfect for entertaining.

### Furnishing

Furnished



65-Tasso-Street-006



SJH\_9736

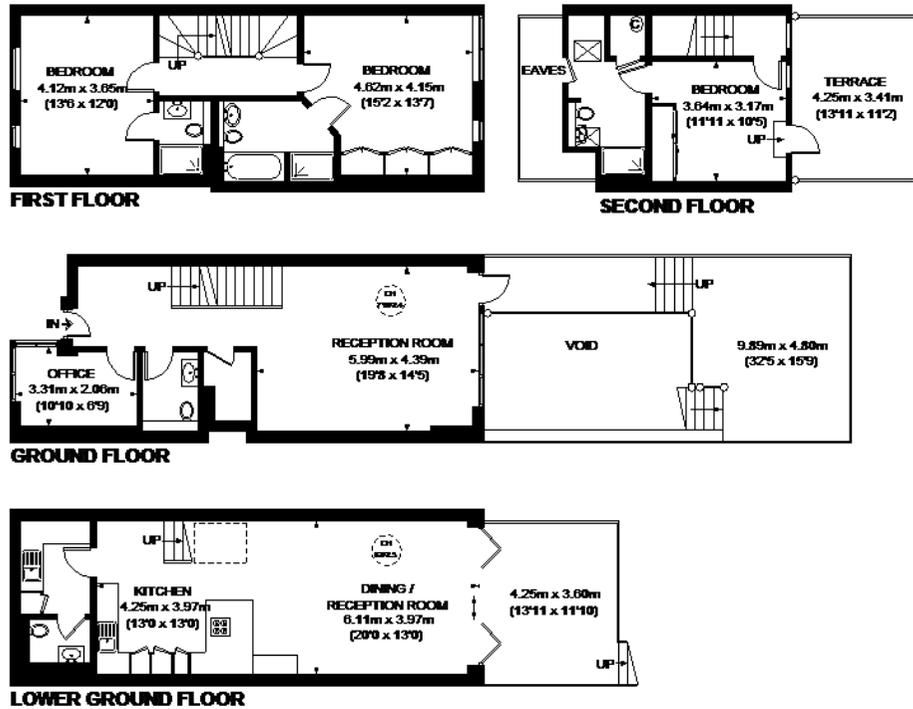
### Hamptons Fulham Lettings

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**TASSO STREET**



**APPROXIMATE GROSS INTERNAL AREA (EXCLUDING REDUCED HEADROOM / EAVES)**  
 LOWER GROUND FLOOR  
 513 SQ. FT. (47.7 SQ. M.)  
 GROUND FLOOR = 539 SQ. FT. (50.1 SQ. M.)  
 FIRST FLOOR = 559 SQ. FT. (51.9 SQ. M.)  
 SECOND FLOOR = 265 SQ. FT. (24.6 SQ. M.)  
 REDUCED HEADROOM  
 16 SQ. FT. (1.5 SQ. M.)  
**TOTAL = 1892 SQ. FT. (175.8 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 complete layouts before making any decisions related upon them. Please be advised that Hampton International / our agents have not seen or reduced any building regulations or planning permissions in relation to works carried out to the property (U225029)*

**Energy Performance Certificate**

65 Tasso Road, LONDON, W6 8LY

Dwelling type: End-terrace house  
 Date of assessment: 10 October 2014  
 Date of certificate: 13 October 2014

Reference number: 9720-3880-7404-9794-2855  
 Type of assessment: SAP, new dwelling  
 Total floor area: 200 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:** € 1,820

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	€ 255 over 3 years	€ 255 over 3 years	
Heating	€ 1,257 over 3 years	€ 1,257 over 3 years	Not applicable
Hot Water	€ 318 over 3 years	€ 318 over 3 years	
<b>Totals</b>	<b>€ 1,830</b>	<b>€ 1,830</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 (101-120)		
B (81-100)		
C (61-80)		
D (41-60)		
E (21-40)		
F (11-20)		
G (1-10)		

Current: 85  
 Potential: 91

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	€5,000 - €8,000	€ 777

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**For clarification,** we wish to inform prospective purchasers that we have prepared these sales 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 vendor unless specifically itemised with these particulars.

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Beyond your expectations