

THE WATER GARDENS, London, W2

£535,000



Full Description

A one-bedroom apartment extending to 518 sq ft on the 6th floor of this portered gated development on the Hyde Park Estate.

The accommodation comprises a large reception room, kitchen, bedroom and bathroom. The block also has the added benefit of lifts, communal gardens and a 24-hour porter. The Water Gardens is brilliantly located just a short walk away from Paddington Station, Marble Arch tube station (Central line), Oxford Street and the open spaces of Hyde Park.

Additional Information

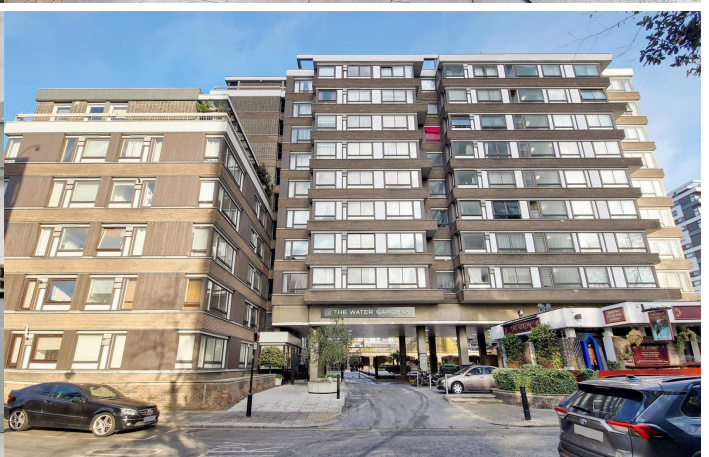
Tenure Years Remaining: 151
Annual Service Charge: 7298
Council Tax band: E
Ground Rent Amount: £400.00

Features

- Reception room
- Kitchen
- Bedroom
- Bathroom
- Lift
- 24 Hour porter
- Communal garden

Contact Us

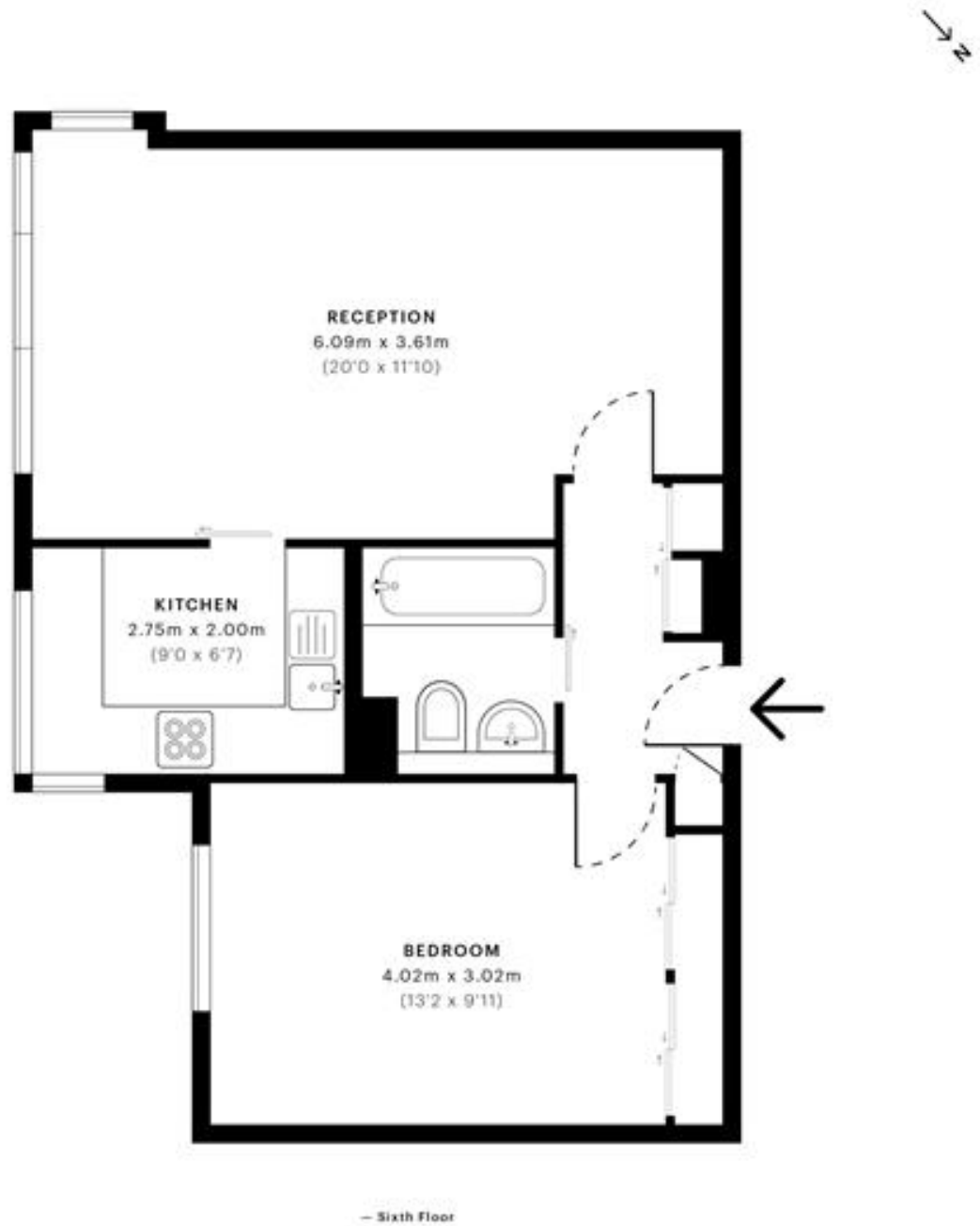
Plaza Estates
29 Edgware Road, London
W2 2JE
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Energy Performance Certificate					
374, The Water Gardens, LONDON, W2 2DJ					
Dwelling type:	Mid-floor flat	Reference number:	9418-2016-7257-2414-1930		
Date of assessment:	19 March 2014	Type of assessment:	RoSAP: existing dwelling		
Date of certificate:	19 March 2014	Total floor area:	46 m ²		
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:				£ 2,223	
Over 3 years you could save:				£ 1,260	
Estimated energy costs of this home					
	Current costs	Potential costs	Potential future savings		
Lighting	£ 120 over 3 years	£ 135 over 3 years			
Heating	£ 810 over 3 years	£ 408 over 3 years			
Hot Water	£ 1,293 over 3 years	£ 330 over 3 years			
Totals	£ 2,223	£ 963			
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					
					
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 69).					
Top actions you can take to save money and make your home more efficient					
Recommended measures					
	Indicative cost	Typical savings over 3 years	Available with Green Deal		
1. Fan assisted shower heaters and dual immersion cylinder	£900 - £1,200	£ 1,150			
2. Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 75			
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/saveenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.					





RECEPTION AREA ONLY
The Reception area only
48.18 sqm / 518.61 sqft

KITCHEN AREA ONLY
Includes sink and oven/hob area
2.75m x 2.00m / 9'0" x 6'7"
45.43 sqm / 491.37 sqft

BEDROOM AREA ONLY
Bedroom, bathroom, kitchen etc.
0.00 sqm / 0.00 sqft

BATHROOM AREA ONLY
Bathroom and shower area only
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plans and galleries are illustrative only and excluded from all price calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured on the scan.

W2 2H 800007000 10'10" x 10'10" x 10'10"
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spec id: 563cab3c955809004bc31d8bd