THE WATER GARDENS, London, W2

£525,000



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

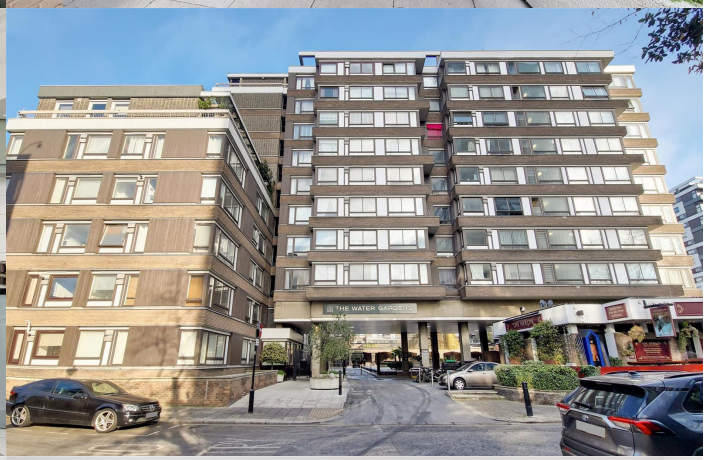
- Reception room
- Kitchen
- Bedroom
- Bathroom
- Lift
- 24 Hour porter
- Communal garden

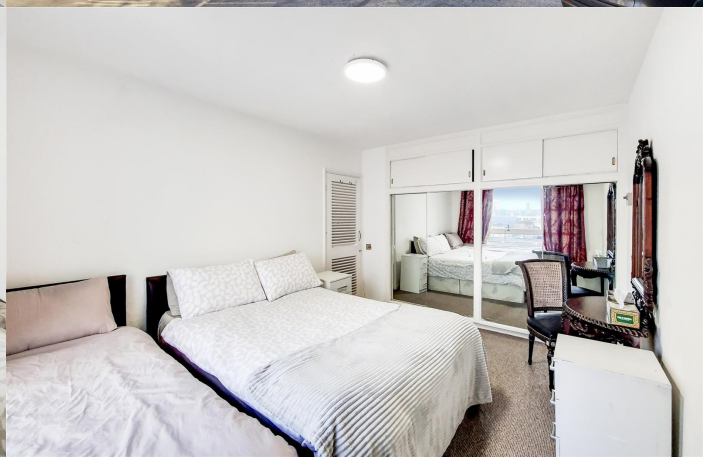
Contact Us

Plaza Estates
29 Edgware Road, London
W2 2JE
T: 020 7724 3100
E: ma@plazaestates.co.uk

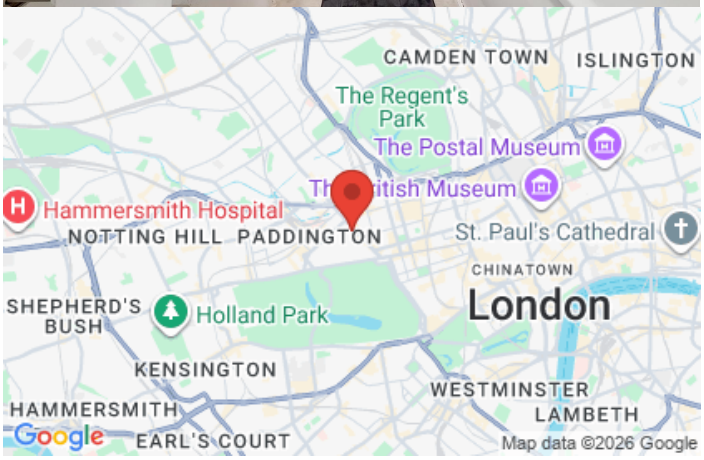


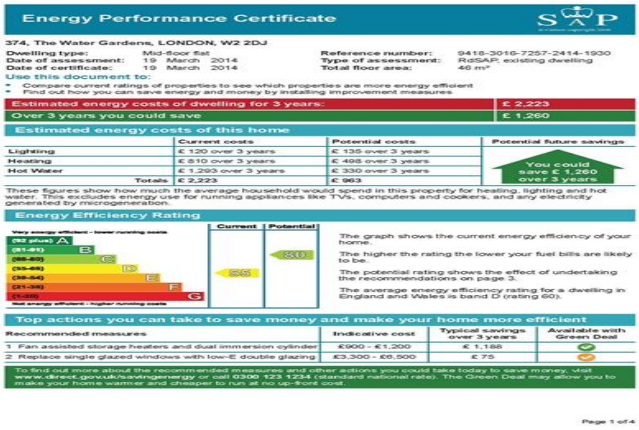




THE WATER GARDENS









Energy Performance Certificate

SAP

374, The Water Gardens, LONDON, W2 2DJ

Dwelling type: Mid-floor flat
Date of assessment: 19 March 2014
Date of certificate: 19 March 2014
Reference number: 9418-3016-7257-2414-1930
Type of assessment: RdSAP, existing dwelling
Total floor area: 46 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:	£ 2,223
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	You could save £ 1,260 over 3 years
Heating	£ 810 over 3 years	£ 498 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

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).

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 storage heaters and dual immersion cylinder	£900 - £1,200	£ 1,188	
2 Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 75	

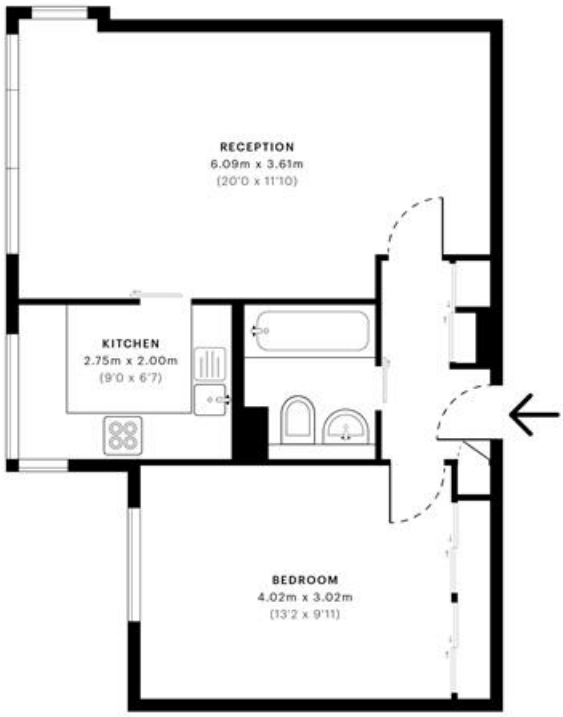
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

The Water Gardens, W2

CAPTURE DATE: 24/01/2023 LASER SCAN POINTS: 38,387,116

GROSS INTERNAL AREA

48.18 sqm / 518.61 sqft



— Sixth Floor

48.18 sqm / 518.61 sqft

45.65 sqm / 491.37 sqft

0.00 sqm / 0.00 sqft

0.00 sqm / 0.00 sqft

spec Verified

RICS Certified Property Measurer

spec id: 563cab3c95580900dbc31d8bd