



THE WATER GARDENS

Price
£650,000

Located on the second floor is this well presented one bedroom purpose built apartment in this sought after gated development. The accommodation comprises of large reception room, kitchen, bedroom and bathroom. Added benefits include 24 hour porter, communal gardens and lifts.

The Water Gardens is wonderfully located just a short walk from Paddington Station, Edgware Road, Marble Arch, Oxford Street and the open spaces of Hyde Park.

Details

- Reception Room
- Kitchen
- Bedroom
- Bathroom
- 24 Hour Porter
- Lifts
- Communal Gardens



The Watergardens Burwood Place, W2



Approx. Gross Floor Area = 48 sq.meters • 526 sq.feet



SECOND FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 07974 264576

Terms and Conditions

Tenure: 71 years
 Ground Rent: £400.00
 Service Charge: £2,250.00
 Borough: Westminster
 Price: £650,000

EPC Information

Energy Performance Certificate

323 The Water Gardens, LONDON, W2 2DQ

Dwelling type: Mid-floor flat Reference number: 8164-7024-2080-8200-6996
 Date of assessment: 10 April 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 10 April 2014 Total floor area: 48 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:	£ 2,358
Over 3 years you could save	£ 426

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	
Heating	£ 1,911 over 3 years	£ 1,515 over 3 years	
Hot Water	£ 315 over 3 years	£ 285 over 3 years	
Totals	£ 2,358	£ 1,932	

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	Current	Potential	Not energy efficient - higher running costs
(92-101) A	53	61	(1-20) G
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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).

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 Heat recovery system for mixer showers	£585 - £725	£ 30	✔
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 339	✔

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.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT