



BURWOOD PLACE, LONDON, W2.

Price
£450 per week

Attractive one bedroom flat on the Hyde Park Estate. Lovely one bedroom apartment with wood floors and excellent kitchen and bathroom, on the ground floor of this well maintained purpose built block with a twenty four hour porter.

The block is centrally located on the Hyde Park Estate with easy access to Paddington Station and the West End.

Details


Bedroom
Bathroom
Reception Room
Kitchen



Terms and Conditions

Available: Available Now For Long Let
Price: £450 per week

EPC Information

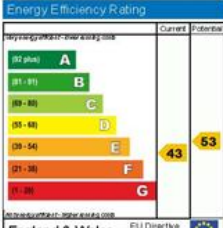
Energy Performance Certificate 

305, The Water Gardens
LONDON
W2 2DQ

Dwelling type: Ground floor flat
Date of assessment: 3 June 2009
Date of certificate: 8 June 2009
Reference number: 0568-2627-6764-0601-4875
Total floor area: 50 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

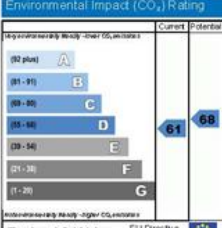
Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 369 kWh/m ² per year | 305 kWh/m ² per year |
| Carbon dioxide emissions | 2.8 tonnes per year | 2.3 tonnes per year |
| Lighting | £47 per year | £24 per year |
| Heating | £409 per year | £335 per year |
| Hot water | £242 per year | £219 per year |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

 The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT