



THE WATER GARDENS

Price
£1,425,000

A beautiful newly refurbished two bedroom second floor apartment located in this popular gated purpose built development. The accommodation comprises of reception room with double height ceiling and balcony over looking the communal gardens, kitchen, master bedroom with en-suite bathroom, further double bedroom and shower room.

Added benefits include 24 hour porter, lifts and communal gardens.

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

Details

- Reception Room
- Kitchen
- Master Bedroom with en-suite bathroom
- Bedroom Two
- Shower Room
- Balcony
- 24 Hour Porter

Communal Gardens

PLAZA estates

www.plazaestates.co.uk

Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090





The Watergardens Burwood Place, W2



Approx. Gross Floor Area = 85 sq.meters • 918 sq.feet



SECOND FLOOR


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

Terms and Conditions

Tenure: 160 years
 Borough: Westminster
 Price: £1,425,000

EPC Information

Energy Performance Certificate




203, The Water Gardens, LONDON, W2 2DF

Dwelling type: Mid-floor flat Reference number: 0328-5049-7225-2424-8980
 Date of assessment: 02 May 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 04 May 2014 Total floor area: 88 m²

Use this document to:

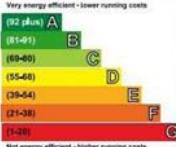
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,248
Over 3 years you could save	£ 171

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 165 over 3 years	
Heating	£ 648 over 3 years	£ 588 over 3 years	
Hot Water	£ 324 over 3 years	£ 324 over 3 years	
Totals	£ 1,248	£ 1,077	

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

Not energy efficient - higher running costs

Current	Potential
82	85


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 Cavity wall insulation	£500 - £1,500	£ 72	
2 Low energy lighting for all fixed outlets	£20	£ 99	

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