



## THE WATER GARDENS

**Price**  
**£1,250,000**

Located on the 4th floor of this popular gated purpose built development Plaza Estates are pleased to offer for sale this large 2 bedroom apartment with West facing views over The Water Gardens. The accommodation comprises of a large reception room with double height ceiling and balcony, kitchen, two double bedrooms, bathroom and guest WC. Added benefits include a long lease of 170 years approximately, lifts, communal gardens and 24 hour porter.

The Water Gardens is brilliantly located just a short walk from Marble Arch tube station (central line), Paddington, Oxford Street and the open spaces of Hyde Park.

### Details

- Large Reception Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Guest WC
- Balcony
- Lifts

Communal Gardens  
24 Hour Porter

# PLAZA estates

[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

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

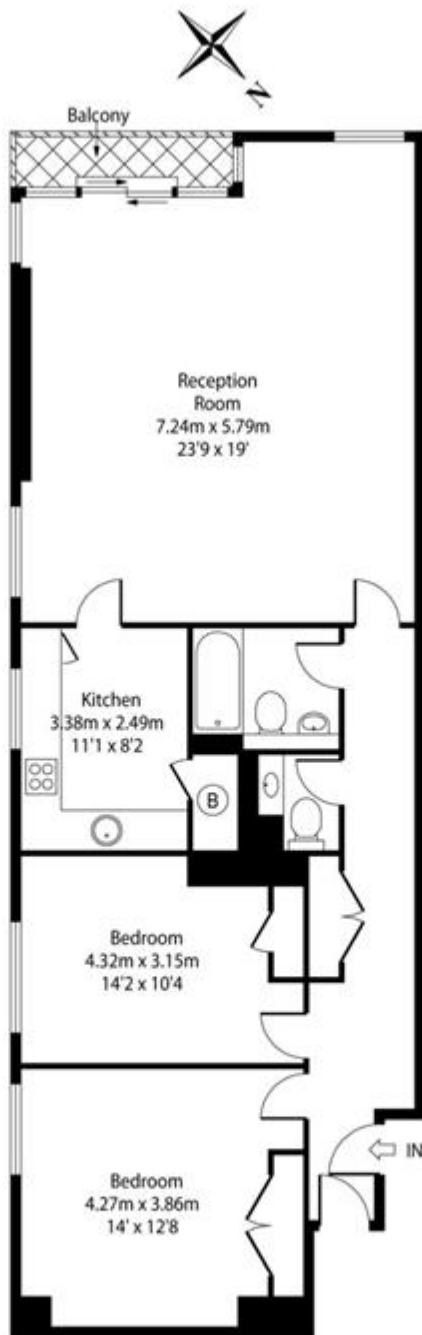


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Third Floor

**THE WATER GARDEN**

**APPROX. GROSS INTERNAL FLOOR AREA 1067 SQ FT / 99.12 SQ M**

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY- NOT TO SCALE  
Compliant with RICS code of measuring practise.  
Copyright Click & Plan

## Terms and Conditions

Tenure: 170 years  
Borough: Westminster  
Price: £1,250,000

## EPC Information

SAP
Energy Performance Certificate

**12, The Water Gardens, LONDON, W2 2DA**

Dwelling type: Mid-floor flat      Reference number: 9922-2993-7708-9094-3871  
 Date of assessment: 17 October 2014      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 18 October 2014      Total floor area: 87 m<sup>2</sup>

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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,205</b>
<b>Over 3 years you could save</b>	<b>£ 615</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 159 over 3 years	<div style="background-color: #0070c0; color: white; padding: 10px; display: inline-block;">                     You could save £ 615 over 3 years                 </div>
Heating	£ 1,125 over 3 years	£ 1,050 over 3 years	
Hot Water	£ 762 over 3 years	£ 381 over 3 years	
<b>Totals</b>	<b>£ 2,205</b>	<b>£ 1,590</b>	

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
70	78

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 Increase hot water cylinder insulation	£15 - £30	£ 102	✔
2 Low energy lighting for all fixed outlets	£35	£ 138	✔
3 Hot water cylinder thermostat	£200 - £400	£ 192	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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**