



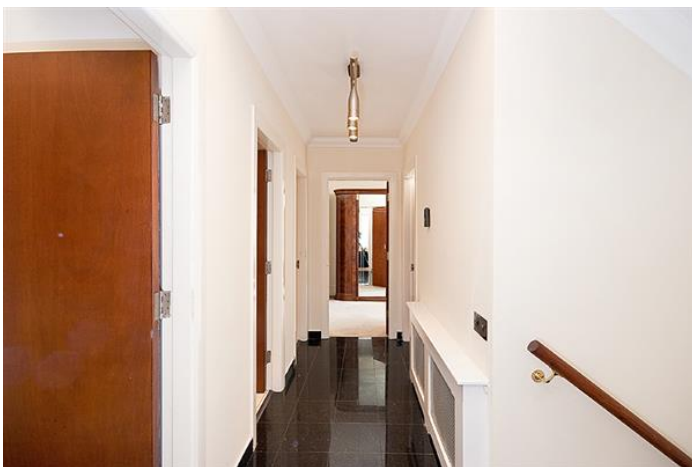
## THE WATER GARDENS

**Price**  
**£875,000**

A rare opportunity to purchase this 2nd floor two bedroom purpose built apartment with a large west facing balcony directly overlooking The Water Gardens. The accommodation comprises of reception room, kitchen, two bedrooms, bathroom and guest WC. Added benefits include 24 hour porter, communal gardens and lifts. The Water Gardens is a popular gated development well located just a short walk to Paddington Station, Marble Arch tube Station, Oxford Street and the open spaces of Hyde Park.

### Details

- Reception Room
- Kitchen
- Two Bedrooms
- Bathroom
- Balcony
- Guest WC
- 24 Hour Porter
- Lifts
- Communal Gardens



# PLAZA estates

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

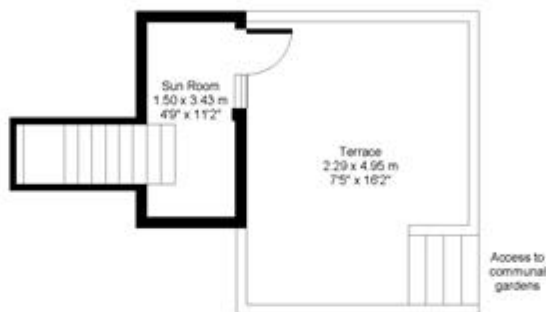
Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090



## The Watergardens Burwood Place, W2



Approx. Gross Floor Area = 89 sq.meters • 962 sq.feet (inc. restricted)



FIRST FLOOR



SECOND FLOOR

For illustrative purposes only. Not to scale. Prepared by [www.swan-photography.co.uk](http://www.swan-photography.co.uk)

## Terms and Conditions

Tenure: 70 years  
 Borough: Westminster  
 Price: £875,000

## EPC Information

Energy Performance Certificate

**248, The Water Gardens, LONDON, W2 2DG**

Dwelling type: Top-floor flat      Reference number: 8395-7527-3380-1475-2926  
 Date of assessment: 25 March 2015      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 26 March 2015      Total floor area: 81 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

Estimated energy costs of dwelling for 3 years:	£ 3,657
Over 3 years you could save	£ 525

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 165 over 3 years	
Heating	£ 3,048 over 3 years	£ 2,655 over 3 years	
Hot Water	£ 312 over 3 years	£ 312 over 3 years	
<b>Totals</b>	<b>£ 3,657</b>	<b>£ 3,132</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

Hot energy efficient - higher running costs

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 Low energy lighting for all fixed outlets	£80	£ 114	
2 Heating controls (room thermostat and TRVs)	£350 - £450	£ 411	✔

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**