



BURWOOD PLACE, HYDE PARK ESTATE, W2

Price
£800 per week

Large flat with high ceilings Extremely spacious two bedroom apartment with very high ceilings and wooden floors, on the eighth floor of this well maintained purpose built block with twenty four hour portorage and security gates. The property is located on the Hyde Park Estate within easy walking distance of both Marble Arch and Paddington Station.

Details

- 2 Bedrooms
- Bathroom
- Cloakroom
- Reception Room
- Kitchen
- Balcony
- Lift



The Watergardens Burwood Place, W2



Approx. Gross Floor Area = 98 sq.meters • 1058 sq.feet



EIGHTH FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 01435 863908

123TWBP

Terms and Conditions

Available: Available Now For Long Let
Price: £800 per week

EPC Information

Energy Performance Certificate

123, The Water Gardens Dwelling type: Mid-floor flat
Date of assessment: 13 May 2009
Date of certificate: 13 May 2009
Reference number: 0361-2617-6650-0891-9735
Total floor area: 88 m²

LONDON W2 2DD

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

Rating	Current	Potential
A (92-104)		
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (41-46)		
G (35-39)		

Current: 72 Potential: 78

Environmental Impact (CO₂) Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (41-46)		
G (35-39)		

Current: 64 Potential: 78

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.

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	213 kWh/m ² per year	168 kWh/m ² per year
Carbon dioxide emissions	3.1 tonnes per year	2.4 tonnes per year
Lighting	£86 per year	£45 per year
Heating	£355 per year	£314 per year
Hot water	£152 per year	£122 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 savings recommendations will evolve.

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

This 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

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT