



THE WATER GARDENS, HYDE PARK, W2

£625,000

A wonderful opportunity to purchase this two bedroom apartment extending to 723 sq ft on the second floor of the popular portered development. The photos were taken years before the property was let out and the apartment does require modernisation.

The Water Gardens is an extremely popular gated purpose built development brilliantly located just a short walk from Marble Arch tube station, Edgware Road, Paddington, Oxford Street and the green open spaces of Hyde Park.

Details

- Two Bedrooms
- Reception Room
- Bathroom
- Separate WC
- Kitchen
- Lift
- Balcony



The Watergardens Burwood Place, W2



Approx. Gross Floor Area = 67 sq.meters • 723 sq.feet



SECOND FLOOR

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

Terms and Conditions

Tenure: 67 years
 Borough: Westminster
 Price: £625,000

EPC Information

Energy Performance Certificate

333, The Water Gardens, LONDON, W2 2DH

Dwelling type: Mid-floor flat Reference number: 8582-6328-9980-5114-7996
 Date of assessment: 14 August 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 August 2012 Total floor area: 56 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:	£ 2,001
Over 3 years you could save	£ 1,116

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 108 over 3 years	
Heating	£ 1,395 over 3 years	£ 492 over 3 years	
Hot Water	£ 504 over 3 years	£ 285 over 3 years	
Totals	£ 2,001	£ 885	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,000	£ 552
2 Draught proofing	£80 - £120	£ 81
3 Fan-assisted storage heaters	£900 - £1200	£ 480

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT