



THE WATERGARDENS, W2

Price
£650,000

A great opportunity to purchase this fifth floor one bedroom apartment with west facing views overlooking the communal gardens of the Quadrangle development. The property has been refurbished to a high standard throughout and comprises of one bedroom, large reception room, kitchen and bathroom. This popular purpose built block has the added benefit of 24 hour porter and lift. The Watergardens is brilliantly located just moments from Edgware Road, Paddington, Marble Arch and the open spaces Hyde Park.

Details

- Large Reception Room
- Kitchen
- Double Bedroom
- Lift
- 24 Hour porter



PLAZA estates

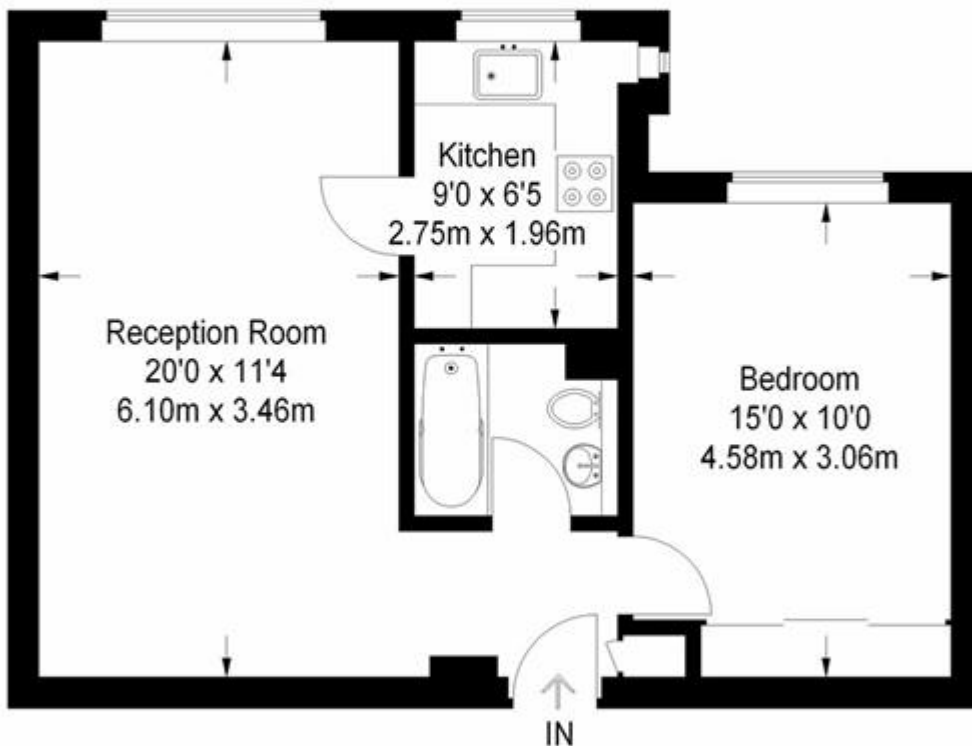
www.plazaestates.co.uk

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



The Water Gardens

Approximate Gross Internal Area
527 sq ft / 49 sq m



Fourth Floor


For illustrative purposes only. Not to scale.
Floorplan created by FRESH PHOTO HOUSE.

Terms and Conditions

Tenure: 72 years
 Borough: Westminster
 Price: £650,000

EPC Information

Energy Performance Certificate




382, The Water Gardens, LONDON, W2 2DJ

Dwelling type: Mid-floor flat	Reference number: 8562-6925-9770-5890-0976
Date of assessment: 30 May 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 31 May 2012	Total floor area: 48 m ²

Use this document to:

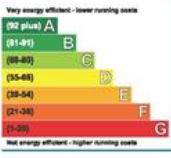
- * Compare current ratings of properties to see which properties are more energy efficient
- * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,743
Over 3 years you could save	£ 1,083

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 96 over 3 years	
Heating	£ 384 over 3 years	£ 270 over 3 years	
Hot Water	£ 1,182 over 3 years	£ 294 over 3 years	
Totals	£ 1,743	£ 660	

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

	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">82</td> <td style="text-align: center; font-size: 2em;">86</td> </tr> </table>	Current	Potential	82	86	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
Current	Potential					
82	86					

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	£ 105	✔
2 Low energy lighting for all fixed outlets	£25	£ 66	✔
3 Fan assisted storage heaters and dual immersion cylinder	£900 - £900	£ 852	✔

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