



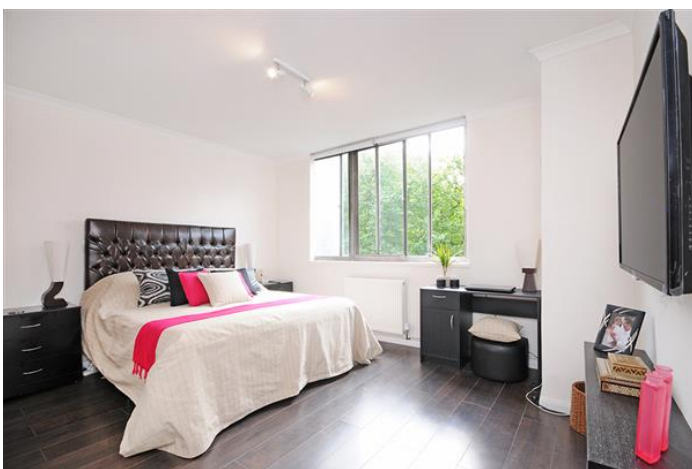
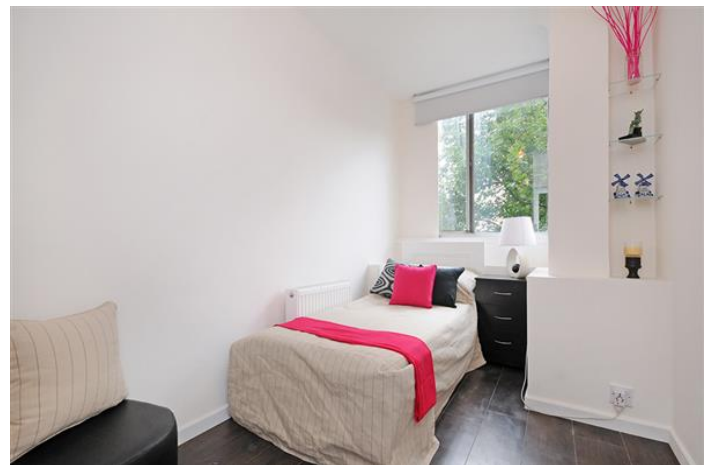
SOUTHWICK STREET, PADDINGTON W2

Price
£600 per week

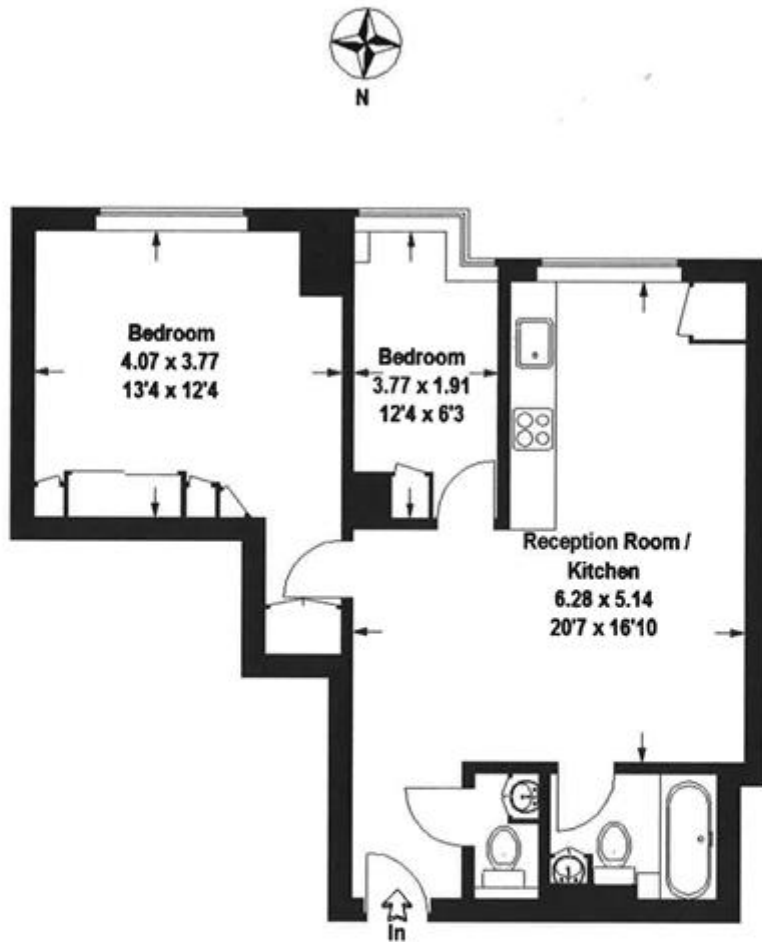
Beautifully refurbished flat Lovely and bright two bedroom apartment, recently refurbished to an excellent standard with wooden floor throughout and wonderful leafy views, on the sixth floor of this well maintained purpose built block. The property is located within easy walking distance of both Paddington Station and Hyde Park.

Details

- 2 bedrooms
- bathroom
- guest cloakroom
- reception room
- open plan kitchen
- lift







Sixth Floor

The Quadrangle
Approximate Gross Internal Area = 59.9 sq m / 645 sq ft

Terms and Conditions

Available: Available Now For Long Let
Price: £600 per week

EPC Information

Energy Performance Certificate

Flat 138 Quadrangle Tower, Cambridge Square, LONDON, W2 2PL

Dwelling type: Mid-floor flat **Reference number:** 0322-2832-7253-0524-1625
Date of assessment: 22 May 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 23 May 2014 **Total floor area:** 59 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:	£ 1,698
Over 3 years you could save	£ 405

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 117 over 3 years	
Heating	£ 1,155 over 3 years	£ 840 over 3 years	
Hot Water	£ 336 over 3 years	£ 336 over 3 years	
Totals	£ 1,698	£ 1,293	

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

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 Draught proofing	£80 - £120	£ 96	✔
2 Low energy lighting for all fixed outlets	£45	£ 75	✔
3 Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 234	⚠

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.

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT