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**ULTRA ESTATES**

Sales, Lettings, Management

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**203 HAMLET GARDENS, LONDON, W6**

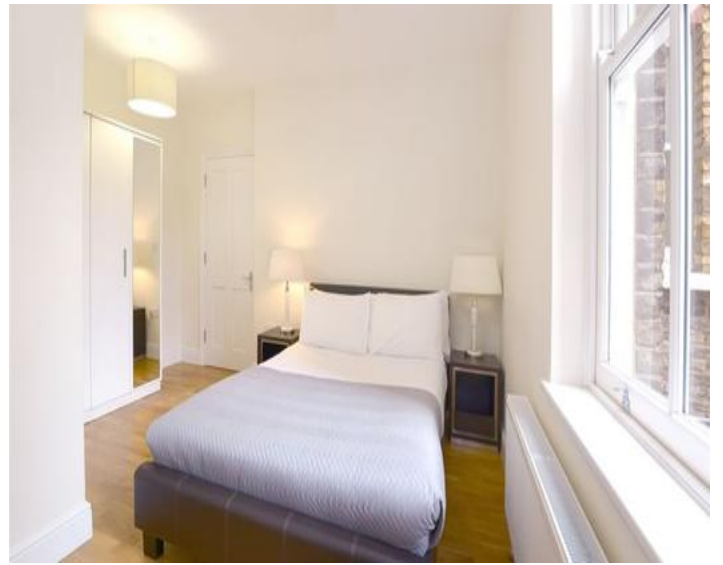
**£550 pw / £2,383 pm Subject To**



A one bedroom apartment benefiting from a modern bathroom. This apartment has been recently renovated and offers a bright open-plan living area with a beautiful fully fitted kitchen with integrated Bosch appliances. Situated in a red brick Victorian mansion block, the modern apartment holds a lot of the traditional charm of the period property, whilst having the benefit of natural light with lovely view over Ravenscourt park. The property also consists of high ceilings, large sash windows and furnished to the highest standard with wooden floors throughout.

**Bedroom : Bathroom : Reception Room : Kitchen : EPC Rating C**

**For more information please contact Ultra Estates**  
61 Rossmore Road, London NW1 6RB





Ground Floor

Approx Gross Internal Area\*

554 Sq Ft - 51.47 Sq M

Surveyed and Drawn By:

**BKR**

Sunnyhill House, 37 Sunnyhill Road  
London, SE16 2UG

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Fax: 0845 257 2024  
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\* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

## **Fees and Charges**

TENANCY AGREEMENT FEE: £240 INC VAT

REFERENCE FEE: £50 INC VAT

GUARANTOR FEE: £50 INC VAT

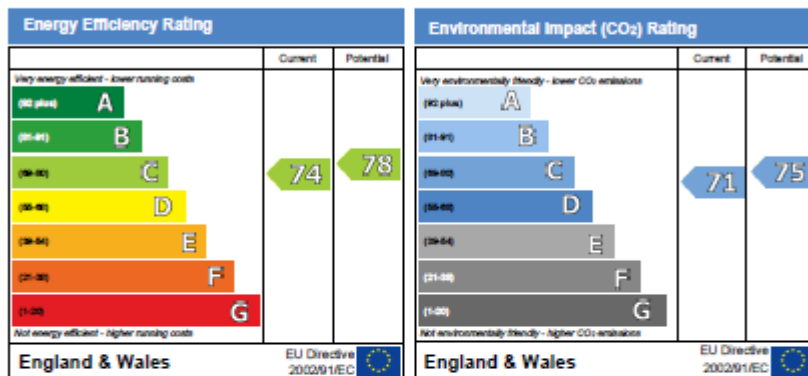
## Energy Performance Certificate



203, Hamlet Gardens,  
LONDON,  
W6 0TS

Dwelling type: Mid-floor flat  
Date of assessment: 14 May 2009  
Date of certificate: 14 May 2009  
Reference number: 8309-4946-3120-7296-8513  
Total floor area: 55 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.



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 this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	238 kWh/m <sup>2</sup> per year	204 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.2 tonnes per year	1.9 tonnes per year
Lighting	£44 per year	£27 per year
Heating	£320 per year	£293 per year
Hot water	£80 per year	£72 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 saving 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 make your home more energy efficient, call 0800 612 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)