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201 HAMLET GARDENS, LONDON, W6

£530 pw / £2,297 pm Subject To



A stunning one-bedroom apartment benefiting from high ceilings and large bay windows. The property 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. The property also consists of a very large reception which is furnished to the highest standard, and wooden floors throughout, as well as a modern bathroom.

Bedroom : Bathroom : Reception Room : Kitchen : Lift : Parking : CCTV : EPC Rating D

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





	<p>Approx Gross Internal Area*</p> <p>546 Sq Ft - 50.72 Sq M</p>
<p>Lower Ground Floor</p>	
<p>* As Defined by RICS - Code of Measuring Practice</p>	<p>Illustration For Identification Purposes Only. Not to Scale All Calculations include Any/All Areas Under 1.5m Head Height.</p>

Fees and Charges

UPFRONT PAYMENTS/FEEES FOR LETTING THIS PROPERTY, IF IT IS AN AST LETTING, CONSIST ONLY OF THE RENT, TENANCY DEPOSIT AND ANY AGREED HOLDING DEPOSIT (IF APPLICABLE). FOR A LIST OF ADMINISTRATIVE PAYMENTS AND FEES APPLICABLE TO ALL OTHER LETTINGS, PLEASE CONTACT US FOR FURTHER INFORMATION.

Energy Performance Certificate



Hamlet Gardens,
LONDON,
W6

Dwelling type: Ground-floor flat
Date of assessment: 14 August 2010
Date of certificate: 14 August 2010
Reference number: 9448-5000-6298-5090-5954
Type of assessment: RdSAP, existing dwelling
Total floor area: 46 m²

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	57	66	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		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 this 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	450 kWh/m ² per year	350 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	2.7 tonnes per year
Lighting	£24 per year	£24 per year
Heating	£576 per year	£470 per year
Hot water	£94 per year	£73 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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.