



Hanway Place Fitzrovia W1T

£600 Per Week - Available Now



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A well presented three bedroom apartment to let. Situated on the ground floor of a period conversion which is located in the heart of Fitzrovia. Offering over 650 square feet of living space and with accommodation comprising a bright reception room, a separate fitted kitchen, three bedrooms and a tiled bathroom. Finished with neutral décor and neutral carpets. Offered furnished and available now.

Description

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Furnishing

Furnished



Bedroom



Bedroom

Hamptons Paddington Lettings

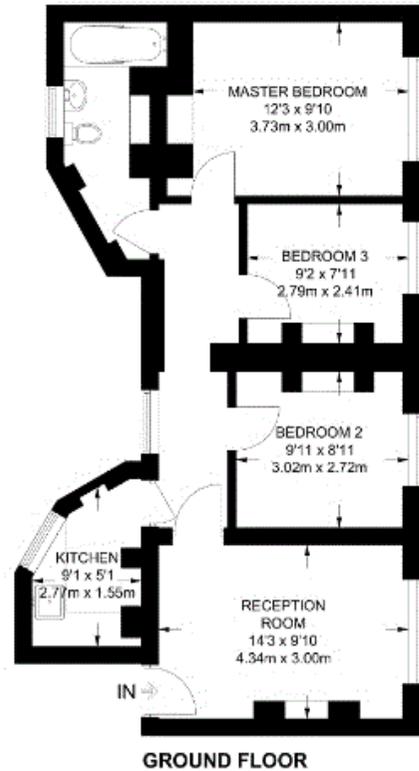
Unit 43, 4 Merchant Square East, Paddington

London W2 1AQ

Tel: 020 7723 0592 - paddingtonlettings@hamptons-int.com

www.hamptons.co.uk

APPROXIMATE FLOOR AREA = 889 SQ FT / 84 SQ M
INCLUDING LIMITED USE AREA (6 SQ FT / 0.6 SQ M)



Energy Performance Certificate

Flat 2, 2, Hanway Place, LONDON, W1T 1HB

Dwelling type: Ground-floor flat Reference number: 8250-6624-7620-0970-6272
 Date of assessment: 30 April 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 30 April 2020 Total floor area: 62 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:	£ 2,142
Over 3 years you could save	£ 927

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	
Heating	£ 1,683 over 3 years	£ 799 over 3 years	You could save £ 927 over 3 years
Hot Water	£ 303 over 3 years	£ 267 over 3 years	
Totals	£ 2,142	£ 1,215	

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 heating costs	Current	Potential	Very energy efficient - higher heating costs
101-125 A	77	60	1-10 G
81-100 B			
61-80 C			
41-60 D			
21-40 E			
1-20 F			
0-20 G			

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 Internal or external wall insulation	£4,000 - £14,000	£ 510
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 156
3 Draught proofing	£90 - £120	£ 15

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyservice.org.uk or call telephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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For clarification, we wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars.

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