



Asking Price £545,000

Green Lanes Walk, N4

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

Balcony

Fully Furnished

Close to public transport

Lift

Communal Garden

Shops and amenities nearby

Westgate Utama

188-192 Sutton Court Road London W4 3HR

info@westgateutama.com | 02037570188

Website: www.westgateutama.com



A stunning two-bedroom, two-bathroom apartment set within an exclusive waterside development, enjoying picturesque views over the Reservoir.

This beautifully presented and fully furnished apartment offers contemporary living at its finest, thoughtfully designed to maximise both comfort and style. The accommodation comprises two generous double bedrooms, one of which benefits from a private en-suite, a second bathroom, a spacious open-plan kitchen and reception room, and an expansive private balcony – the perfect setting to take in the remarkable waterside surroundings.

The property has been finished to an exceptional standard throughout, featuring elegant walnut laminate flooring and a sleek, modern fitted kitchen in white, complete with a full suite of integrated Zanussi appliances including an induction hob, oven, microwave, dishwasher, and washer/dryer. Generous storage has been incorporated throughout, ensuring the space remains as practical as it is refined.

Residents of Aqua Apartments enjoy exclusive access to beautifully maintained communal gardens, whilst the wider location places some of London's finest open green spaces on the doorstep, with Finsbury Park just moments away.

For connectivity, the development is exceptionally well-served – Manor House Underground Station is a mere three-minute walk, providing swift and direct access into Central London.

This leasehold property further benefits from an outstanding 238 years remaining on the lease, offering exceptional long-term security and peace of mind for both owner-occupiers and investors alike.





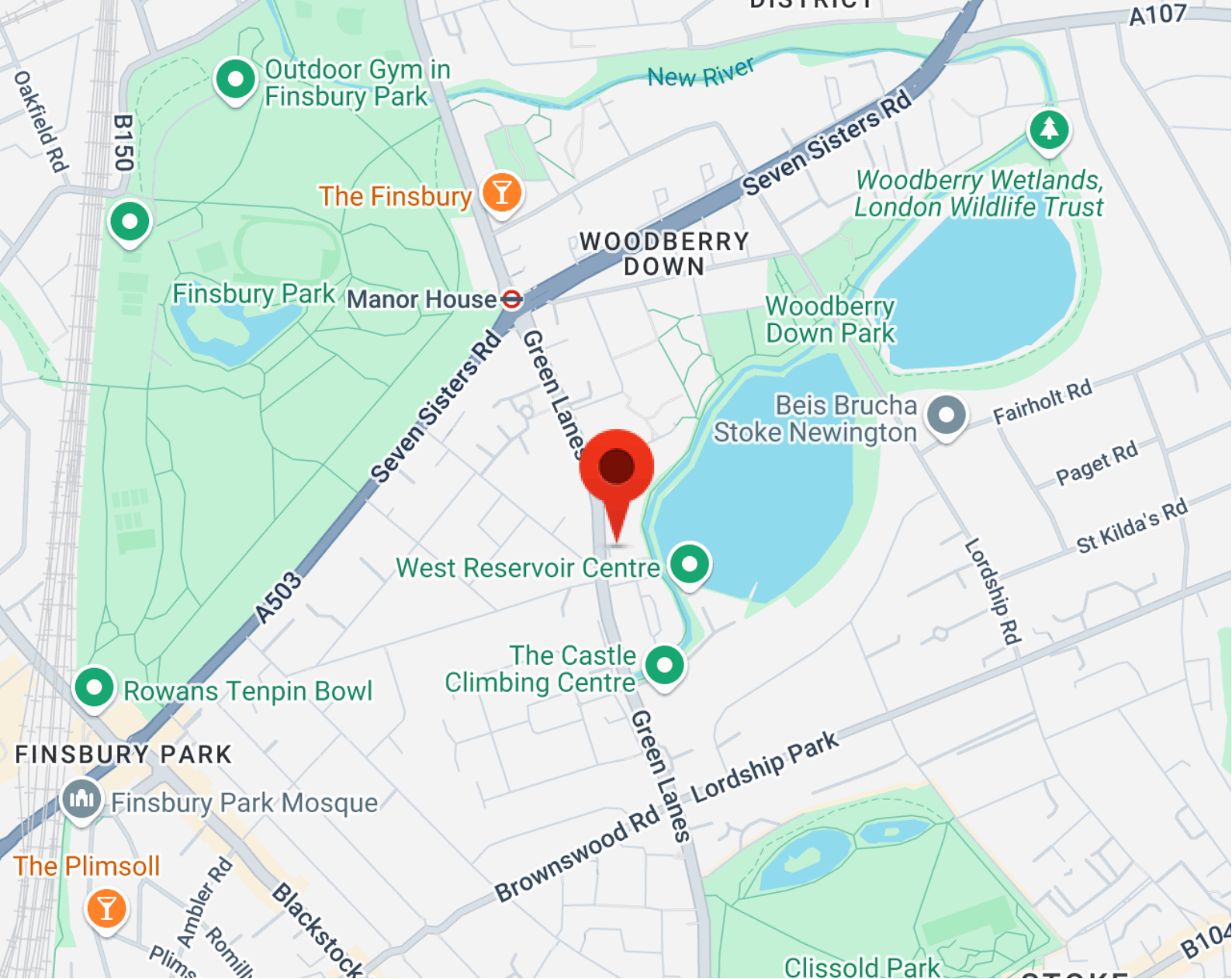
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Energy performance certificate (EPC)

Flat 12 Hythe House 1 Green Lanes Walk LONDON N4 2GA	Energy rating C	Valid until: 7 March 2036
		Certificate number: 2041-5237-0060-5801-6005

Property type	Mid-floor flat
Total floor area	73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Poor
Main heating	Community scheme	Average
Main heating control	Charging system linked to use of community heating, programmer and TRVs	Good
Hot water	Community scheme	Average
Lighting	Excellent lighting efficiency	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 112 kilowatt hours per square metre (kWh/m²).

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£520 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £31 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 1,160 kWh per year for heating
 - 2,551 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	1.5 tonnes of CO ₂
This property's potential production	1.4 tonnes of CO ₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Heat recovery system for mixer showers	£600 - £1,500	£30

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\).](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Zeeshan Ali
Telephone	020 8586 0202
Email	fvstarenergyservices@hotmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID211729
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	6 March 2026
Date of certificate	8 March 2026
Type of assessment	RdSAP
