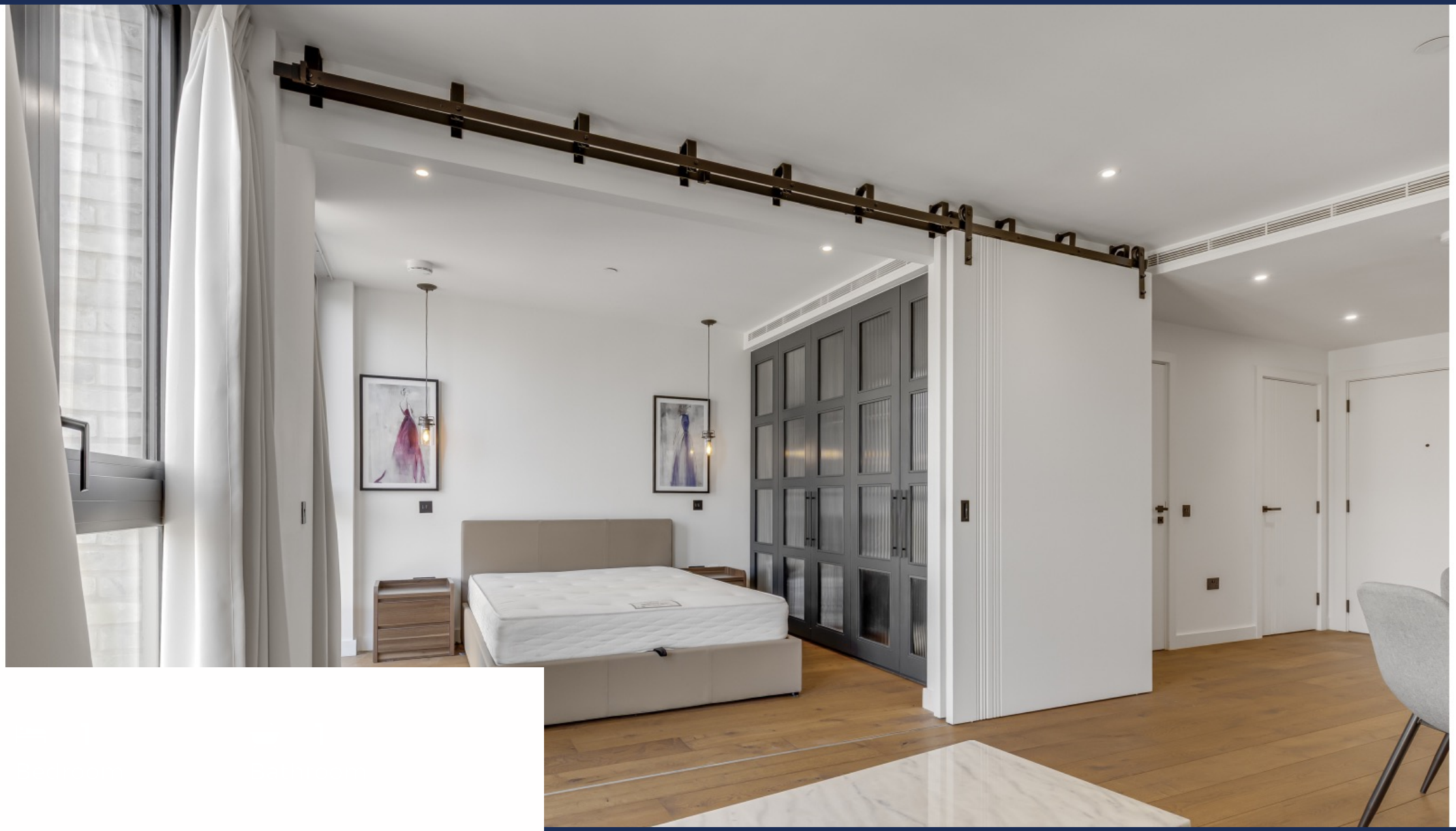
WESTGATE UTAMA
PROPERTY CONSULTANTS

Asking Price £425,000

Emery Wharf, E1W



188-192 Sutton Court Road London W4 3HR |
info@westgateutama.com

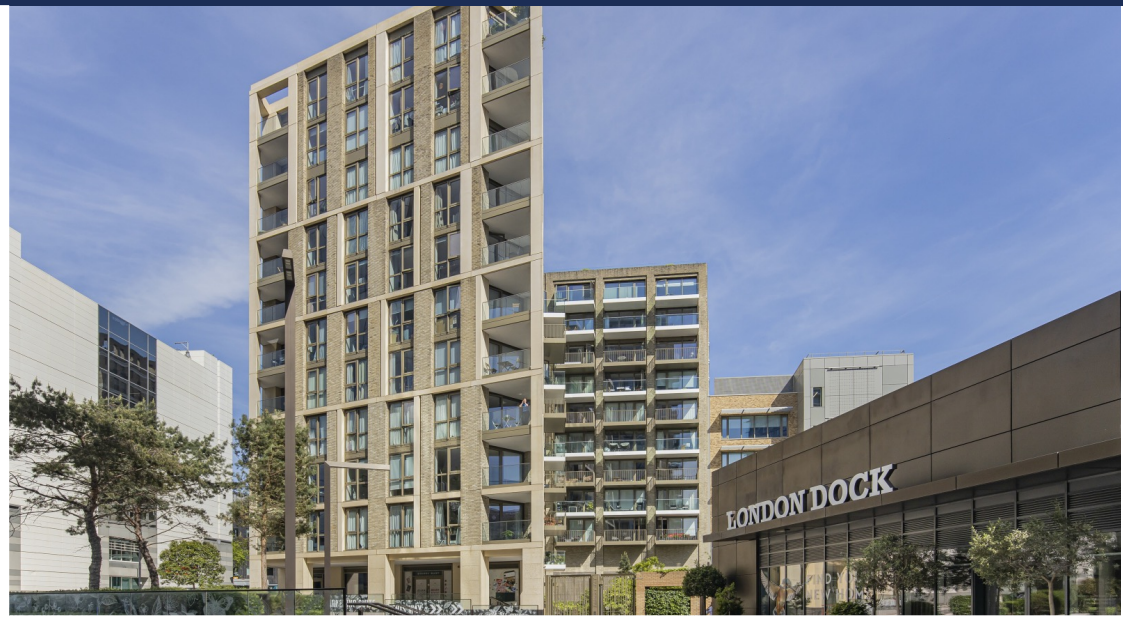
02037570188

WESTGATE UTAMA
PROPERTY CONSULTANTS

Asking Price £425,000

Emery Wharf, E1W







Key Features

- Kitchen-diner and open plan lounge
- En-suite Bathroom
- Concierge Services& Video Door entry
- Residents gym and pool

188-192 Sutton Court Road London W4 3HR |
info@westgateutama.com

02037570188

A beautifully presented studio apartment situated within the sought-after New Providence Wharf development in E1W, offering contemporary riverside living with excellent access to Canary Wharf and the City.

The property comprises a bright and spacious open-plan reception area with floor-to-ceiling windows, a modern fully fitted kitchen with integrated appliances, a generously sized double bedroom with fitted wardrobes, and a stylish bathroom finished to a high standard. The apartment further benefits from a private balcony with partial river and skyline views.

Residents of New Providence Wharf enjoy access to a range of premium facilities including 24-hour concierge service, residents' gymnasium, swimming pool, spa facilities, and secure entry system.

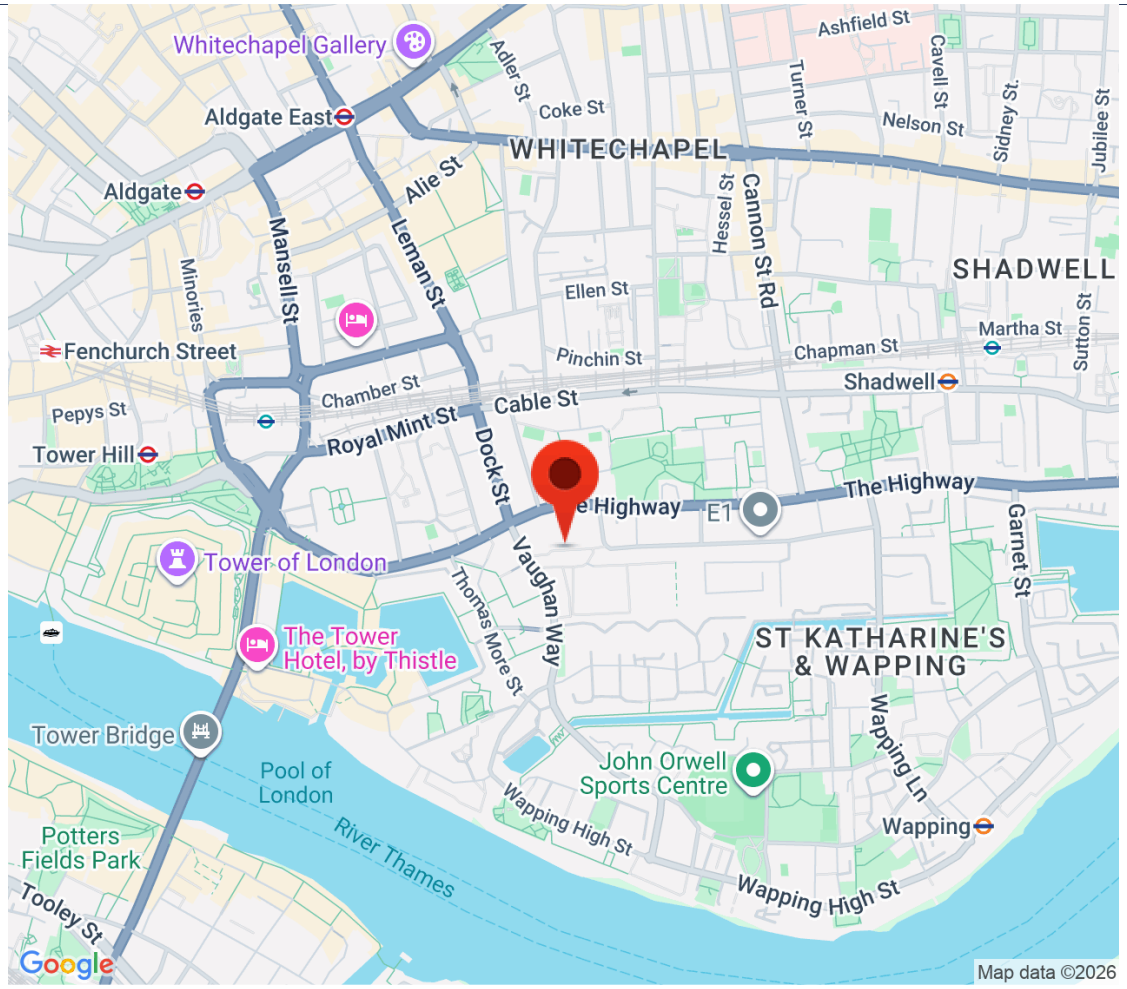
Ideally located moments from Canary Wharf, the development offers excellent transport connections via Blackwall DLR, East India DLR, and the Elizabeth Line, providing convenient access across London.

This property would make an ideal first-time purchase, London pied-à-terre, or investment opportunity.

WESTGATE UTAMA
PROPERTY CONSULTANTS

Asking Price £425,000

Emery Wharf, E1W



rightmove ZOOPLA OnTheMarket Property Redress The Property Ombudsman SpareRoom

Energy performance certificate (EPC)

Flat 89 1, Emery Way LONDON E1W 2AS	Energy rating **B**	Valid until:	**3 October 2029**
		Certificate number:	**8751-7430-6729-7674-8902**

Property type	Mid-floor flat
Total floor area	43 square metres

Rules on letting this property

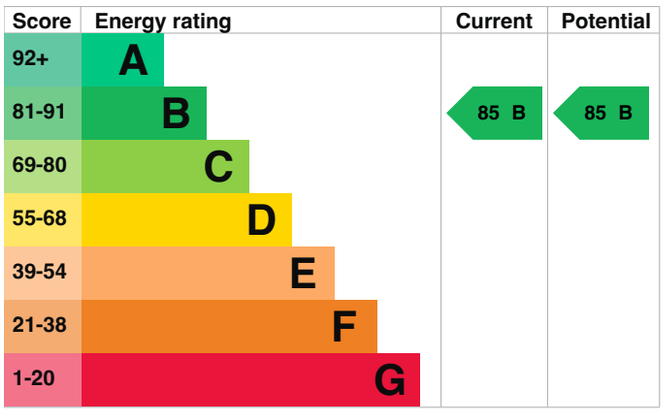
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

See how to improve this property's energy efficiency.



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
Walls	Average thermal transmittance 0.15 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Good
Main heating control	Charging system linked to use of community heating, programmer and TRVs	Good
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 5.0 m³/h.m² (assessed average)	Good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Community combined heat and power
- Community heat pump

Primary energy use

The primary energy use for this property per year is 42 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£214 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 46 kWh per year for heating
- 1,742 kWh per year for hot water

Impact on the environment

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

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 CO2
This property produces	0.3 tonnes of CO2
This property's potential production	0.3 tonnes of CO2

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

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (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)

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	Luke Brehaut
Telephone	01489 346700
Email	info@cooperhomewood.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/016398
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	4 October 2019
Date of certificate	4 October 2019
Type of assessment	SAP