

# CARUS – LONDON



# ONE HYDE LANE - BATTERSEA

CONTEMPORARY DESIGNED LATERAL 2 TO 3 BED APARTMENTS WITH PRIVATE TERRACES & BALCONIES WITH STRONG ENVIRONMENTAL & ENERGY CREDENTIALS. PERFECTLY POSITIONED FOR ALL THAT BATTERSEA HAS TO OFFER INCLUDING BEING WONDERFULLY CLOSE TO THE RIVER LINKING EASILY TO CHELSEA; BATTERSEA'S NEW "CREATIVE QUARTER" & BATTERSEA PARK, PROVIDING A TIMELESS WALK IN NATURE TOWARDS THE POWER STATION, TUBE LINE & RAIL NETWORK.

APARTMENT 15 - 2 BED 2 BATHROOMS, WEST FACING  
APARTMENT WITH BALCONY

£775,000

PLEASE ENQUIRE FOR SERVICE CHARGES COSTS - TENURE: LEASEHOLD 999 YR - LOCAL AUTHORITY: WANDSWORTH  
EXTERNALS IMAGES ARE COMPUTER GENERATED AND THE FINAL BUILDING MAY NOT LOOK LIKE THESE INDICATIVE IMAGES  
ALL OTHER IMAGES ARE INDICATIVE & OF A DRESSED SHOW APARTMENT ONLY. NO FURNISHINGS, ART, OBJECTS OR PLANTS ARE INCLUDED.













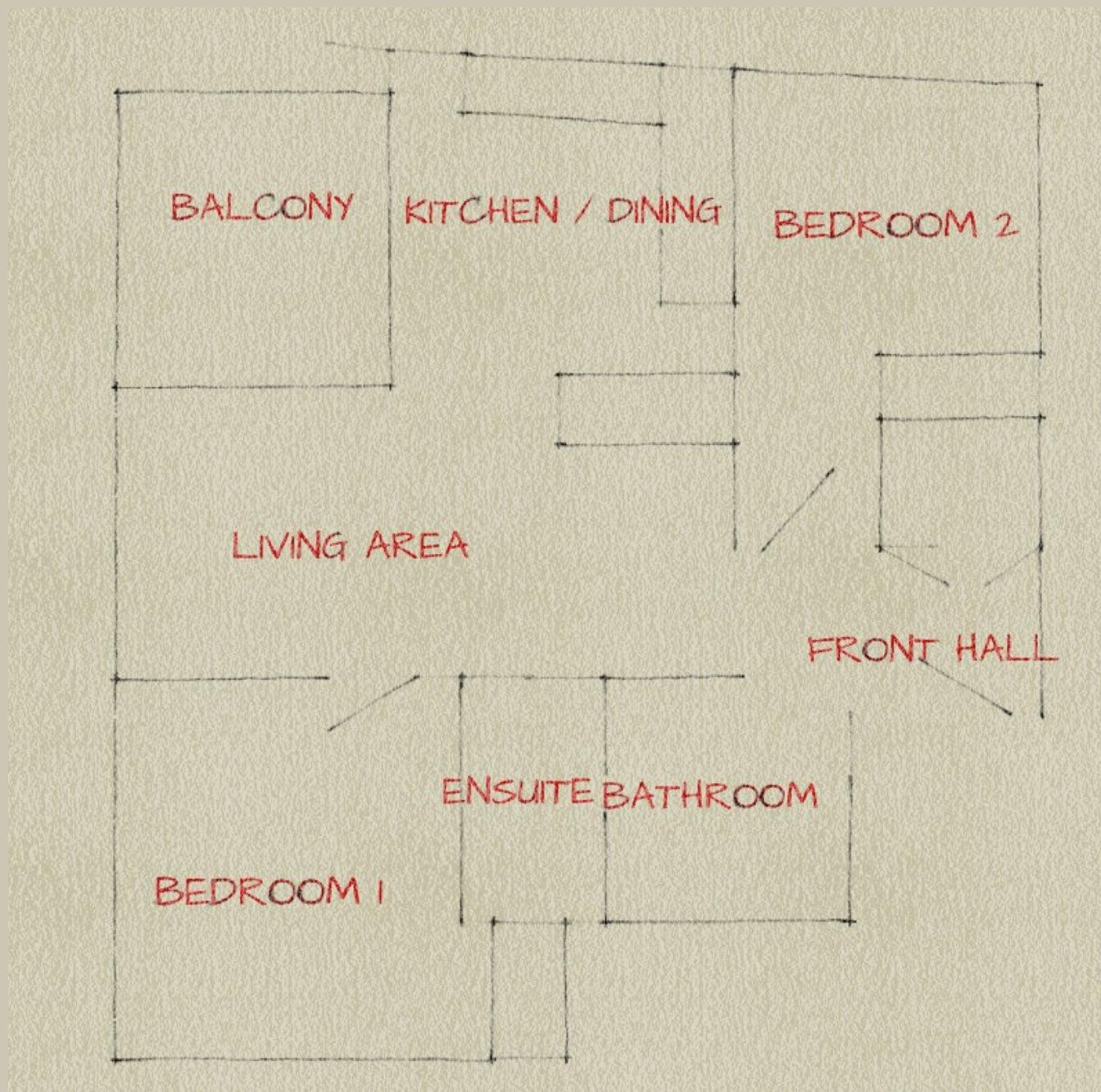












FLOOR 4 - APARTMENT 15 - INDICATIVE FLOOR PLAN - DETAILED FLOOR PLANS ON REQUEST - NOT TO SCALE  
NOT FOR VALUATION PURPOSES - APPROXIMATE GROSS INTERNAL AREA: 780 SQFT



# Energy performance certificate (EPC)

Flat 15  
HYDE APARTMENTS  
1 Hyde Lane  
London  
SW11 3QE

Energy rating

**B**

Valid until: **23 March 2035**

Certificate number: **1635-4437-7000-0624-9222**

Property type: Mid-floor flat

Total floor area: 72 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 B. 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	84 B	84 B
69-80	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



# CARUS – LONDON

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