

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 18 - 2 BED 2 BATHROOMS, WEST FACING
APARTMENT WITH BALCONY

£750,000

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.



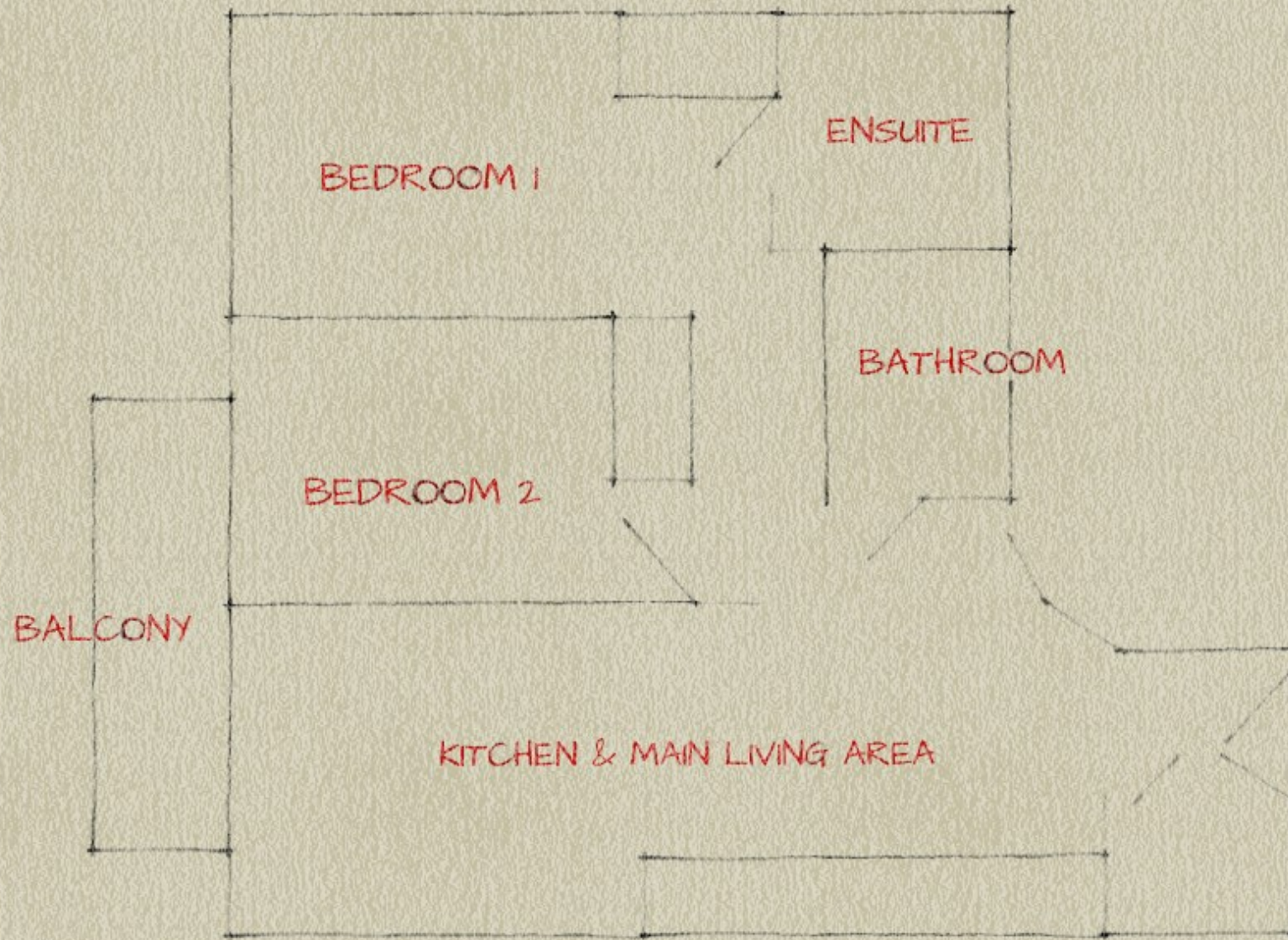












FLOOR 4 - APARTMENT 18 - INDICATIVE FLOOR PLAN - DETAILED FLOOR PLANS ON REQUEST - NOT TO SCALE
NOT FOR VALUATION PURPOSES - APPROXIMATE GROSS INTERNAL AREA: 755 SQFT

Energy performance certificate (EPC)

Flat 18
HYDE APARTMENTS
1 Hyde Lane
London
SW11 3QE

Energy rating

B

Valid until: **23 March 2035**

Certificate number: **0370-3464-5070-2425-5951**

Property type: Mid-floor flat

Total floor area: 70 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

INFO@CARUS-LONDON.CO.UK

+44(0)7717 307 245

CARUS-LONDON LTD

1 CHERWELL MEWS

LONDON SW11 1AF