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2 Bed Apartment In Lancaster House 47 Beadon Road, London, W6 0BT

£3,400 Monthly





SHORT DESCRIPTION

Property Ref: 11214 Prices for a quick let. This spacious luxury two-bedroom, two-bathroom apartment (938sq ft- 87.1sq m) is situated on the fifth floor of the St. George, Berkeley Group development. Lancaster House, Sovereign Court is in a highly sort after area of Hammersmith close to Hammersmith London Underground Station with access to Circle, Hammersmith & City, District and Piccadilly lines. The open-plan living area opens onto a private balcony. A high quality integrated kitchen comes with Siemens appliances throughout, stone-work tops and wine cooler included. Both bedrooms have large floor to ceiling windows and the master bedroom includes a hotel styled en-suite bathroom. Bathrooms enjoy heated walls and floors with central heating in rest of this luxury apartment... The development offers residents a 24*7 concierge service, a free fitness centre and communal garden. Sky TV subscription and Fibre Optic broadband are available (account setup required). Lancaster House is a short walk (0.1 miles) from both Hammersmith underground stations and offers easy access to central London and Heathrow Airport... Property Type: Apartment Full Renting price: £3400.00 Pricing Options: Fixed Price Tenure: Leasehold Council tax band: F EPC rating: B Measurement: 1011.81 sq.ft. Outside Space: Communal Garden, Balcony Parking: Communal Heating Type: Central, Double Glazing, Underfloor Heating Cooling: Comfort Cooling system -----

2

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:			£ 729
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	Not applicable
Heating	£ 282 over 3 years	£ 282 over 3 years	
Hot Water	£ 273 over 3 years	£ 273 over 3 years	
Totals	£ 729	£ 729	

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 running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	<table> <tr> <th>Current</th><th>Potential</th></tr> <tr> <td>86</td><td>86</td></tr> </table> The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. 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.	Current	Potential	86	86
Current	Potential				
86	86				

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