

# CONCEPT APARTMENTS



Flat 15, 4 Talbot Road,  
Bayswater  
£1,495 pcm

Newly refurbished large open plan studio. Heating and Water included in rent. With ensuite bathroom and kitchenette. Wonderful location with easy access to public transport.

- Available now
- Communal Coin Operated Laundry
- Communal WiFi available at additional cost
- Council Tax Band A
- Ensuite Bathroom
- Ensuite Shower
- Entry Phone System
- Gas Central Heating Included
- Kitchenette
- Newly refurbished
- Wooden Floors

## Energy Efficiency Rating

|                                                                                                                                                                                                                                                   | Current                    | Potential                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br><b>(92+) A</b><br><b>(81-91) B</b><br><b>(69-80) C</b><br><b>(55-68) D</b><br><b>(39-54) E</b><br><b>(21-38) F</b><br><b>(1-20) G</b><br><i>Not energy efficient - higher running costs</i> | <b>68</b>                  | <b>74</b>                                                                             |
| <b>England &amp; Wales</b>                                                                                                                                                                                                                        | EU Directive<br>2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

|                        |                                                                                                                                                                                    |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference              | Head Office Telephone 020 7243 9697<br>4TR15                                                                                                                                       |
| Additional Information | Council Tax Band: A (City of Westminster)<br>Deposit: £1,725<br>Holding Deposit: £345<br>Electricity supply: Mains<br>Heating: Gas Mains<br>Water supply: Mains<br>Sewerage: Mains |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.