



## OVINGTON GARDENS, SW3

**Price**  
**£1,310,000**

A bright and spacious one double bedroom flat, extending to 536 sq ft, newly modernised to a high standard and situated on the 4th floor (with lift) of this popular purpose built block. The flat overlooks Ovington Mews and is very quiet and has a lease of approximately 52 years remaining. Ovington Gardens is located just 200 yards from Harrods department store with all the excellent amenities Knightsbridge can offer.

### Details

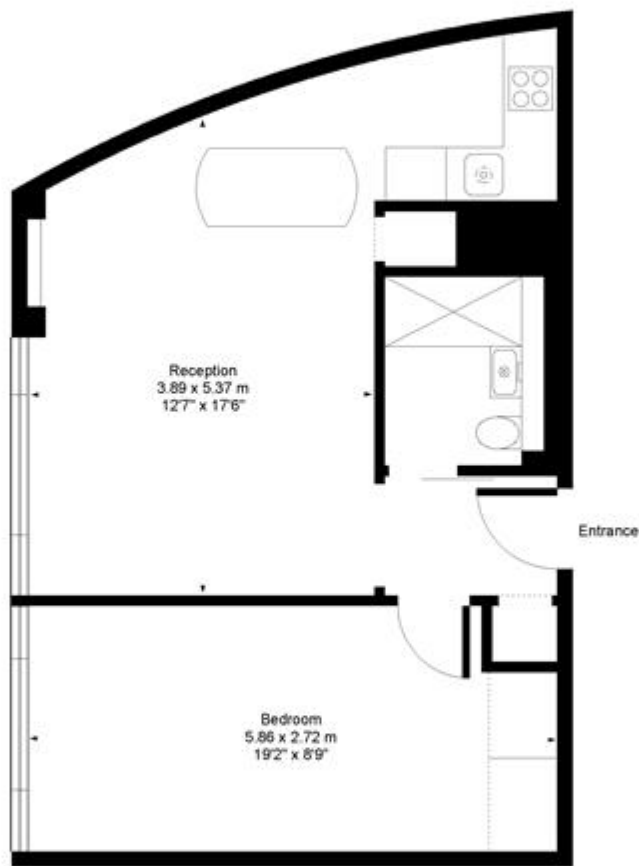
- Reception Room
- Bedroom
- Shower Room
- Fitted Kitchen
- Independent Heating/Hot Water
- Lift
- Entryphone
- Residents Parking Permits Available



## Hereford House Ovington Gardens, SW3



Approx. Gross Floor Area = 49 sq.meters • 536 sq.feet



### FOURTH FLOOR

For illustrative purposes only. Not to scale. Prepared by swan-photography.co.uk

## Terms and Conditions

Tenure: 52 years  
 Service Charge: £3,800.00  
 Borough: Kensington & Chelsea  
 Price: £1,310,000

## EPC Information

**Energy Performance Certificate**

Flat 11 Hereford House  
 11, Ovington Gardens  
 LONDON  
 SW3 1LU

Dwelling type: Mid-floor flat  
 Date of assessment: 08 October 2008  
 Date of certificate: 10 October 2008  
 Reference number: 8768-6220-5139-6248-6006  
 Total floor area: 46 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

England & Wales EU Directive 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 are likely to be.

**Environmental impact (CO<sub>2</sub>) Rating**

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	313 kWh/m <sup>2</sup> per year	277 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.2 tonnes per year	1.9 tonnes per year
Lighting	£41 per year	£22 per year
Heating	£259 per year	£134 per year
Hot water	£210 per year	£95 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**