



SLOANE AVENUE, SW3

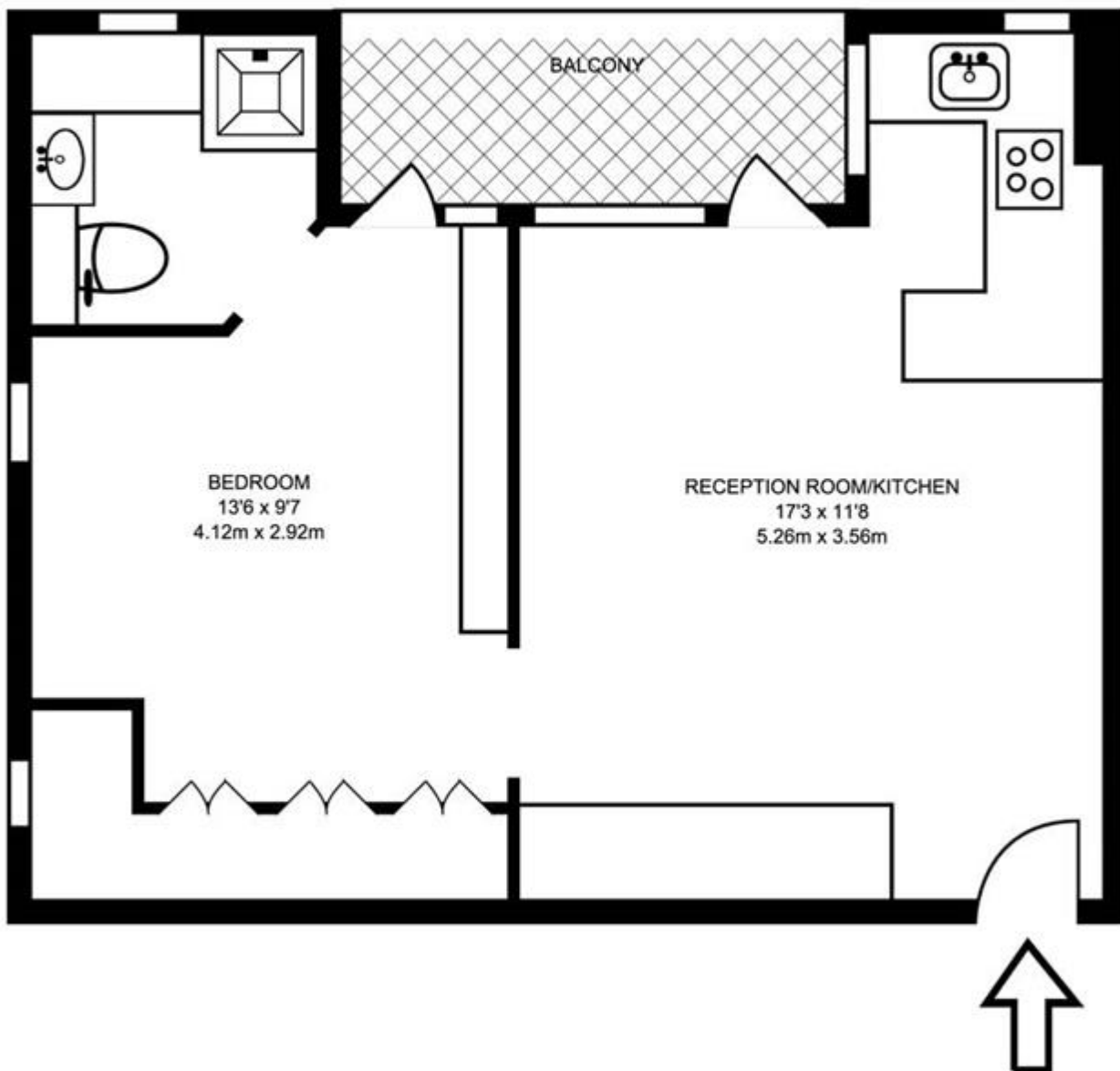
Price
£629,950

A well proportioned one bedroom flat, extending to 380 sq ft, with a full length balcony situated on the fourth floor (lift) of this prestigious purpose built block with 24 hour portorage. The flat has been well maintained and would make an ideal rental investment or pied-a-terre.

Details

- Reception Room
- Bedroom
- Bathroom
- Kitchen
- Balcony
- Lift
- 24 Hour Portorage





FOURTH FLOOR
380 SQ FT/35.32 SQ M

Terms and Conditions

Tenure: 52 years
 Borough: Kensington & Chelsea
 Price: £629,950

EPC Information

Energy Performance Certificate

Flat E/1 Sloane Avenue Mansions, Sloane Avenue, LONDON, SW3 3JJ

Dwelling type: Mid-floor flat **Reference number:** 8952-6225-6900-0817-5922
Date of assessment: 23 May 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 24 May 2012 **Total floor area:** 34 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 939
Over 3 years you could save	£ 147

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 63 over 3 years	
Heating	£ 562 over 3 years	£ 474 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 939	£ 792	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
	75	79

Very energy efficient - lower running costs (82-91) A
 (81-81) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 114	✔
2 Low energy lighting for all fixed outlets	£15	£ 33	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT