



## SLOANE AVENUE, SW3

**Price**  
**£695,000**

A bright and quiet 4th floor, share of freehold, one bedroom flat, extending to 367 sq ft, in excellent condition in this very popular portered building. Sloane Avenue Mansions is centrally located close to Sloane Square, the Kings Road, Knightsbridge and South Kensington. The flat would make an ideal rental investment or pied-a-terre.

### Details

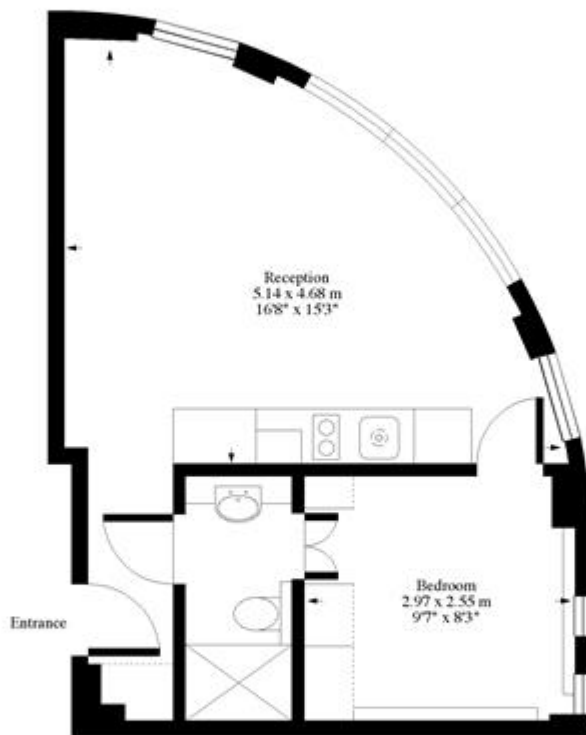
- Entrance Hall
- Reception Room
- Kitchenette
- Bedroom
- En-suite Shower Room
- Lift
- 24 Hour Porterage



## Sloane Avenue Mansions Sloane Avenue, SW3



Approx. Gross Internal Floor Area = 34 sq.meters • 367 sq.feet



### FOURTH FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 01435 863908

## Terms and Conditions

Tenure: Share of Freehold  
 Borough: Kensington & Chelsea  
 Price: £695,000

## EPC Information

**Energy Performance Certificate**

Flat: Sloane Avenue Mansions  
 Sloane Avenue  
 LONDON  
 SW3 3JJ

Dwelling type: Mid floor flat  
 Date of assessment: 10 September 2008  
 Date of certificate: 13 September 2008  
 Reference number: 0750-2800-6514-0798-9521  
 Total floor area: 34 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**

Current: 75 Potential: 76

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

Current: 70 Potential: 71

**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 will be.

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	310 kWh/m <sup>2</sup> per year	301 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.8 tonnes per year	1.7 tonnes per year
Lighting	£29 per year	£15 per year
Heating	£194 per year	£197 per year
Hot water	£77 per year	£77 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 saving recommendations will evolve.

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

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

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**