



## BROMPTON ROAD, SW3

**Offers In Excess Of  
£1,225,000**

A bright newly refurbished one bedroom flat extending to 570 sq ft on the fourth floor of this sought after portered Knightsbridge block. Ovington Court is situated on the corner of Ovington Gardens and Brompton Road. The building provides a porter and lift and is located 200 yards from Harrods and the other famous shops, museums and restaurants the area offers.

### Details

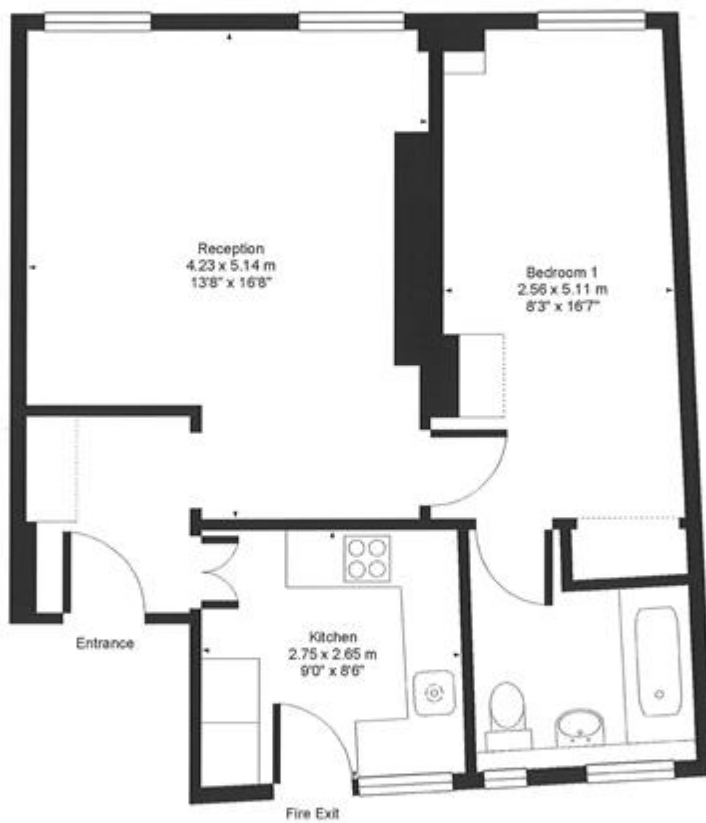
- Entrance Hall
- Bedroom
- Bathroom
- Reception Room
- Fitted Kitchen
- Lift
- Porter



## Ovington Court



Approx. Gross Floor Area = 53 sq.meters • 570 sq.feet



## FOURTH FLOOR


For illustrative purposes only. Not drawn to Scale.

## Terms and Conditions

Tenure: 150 years  
 Service Charge: £5,000.00  
 Borough: Kensington & Chelsea  
 Price: Offers In Excess Of £1,225,000

## EPC Information

Energy Performance Certificate



Ovington Court, 197-205, Brompton Road, LONDON, SW3 1LB

Dwelling type: Mid-floor flat	Reference number: 2468-4098-7234-0077-7984
Date of assessment: 26 April 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 April 2013	Total floor area: 48 m <sup>2</sup>

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:	£ 1,002
Over 3 years you could save	£ 393

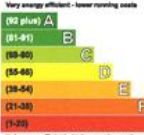
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 99 over 3 years	<div style="background-color: #90ee90; padding: 5px; display: inline-block;">                     You could save £ 393 over 3 years                 </div>
Heating	£ 480 over 3 years	£ 192 over 3 years	
Hot Water	£ 381 over 3 years	£ 321 over 3 years	
<b>Totals</b>	<b>£ 1,002</b>	<b>£ 609</b>	

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

Very energy efficient - lower running costs



(92-104) A  
(81-91) B  
(69-80) C  
(55-65) D  
(39-54) E  
(21-54) F  
(1-35) G

Not energy efficient - higher running costs

Current	Potential
80	87

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	£ 144	✔
2 Low energy lighting for all fixed outlets	£ 15	£ 39	✔
3 Fan-assisted storage heaters	£800 - £300	£ 162	⚠

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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.

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**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**