



## SLOANE AVENUE, CHELSEA SW3.

**Price**  
**£550 per week**

Attractively furnished, modern 1 bedroom flat comprising 342 sq ft, situated on the 7th floor of a portered block. The apartment benefits from wooden floors in the bright reception room and has an open plan kitchen. The property is neutrally decorated and located towards the rear of the block so is quiet. Sloane Avenue is ideally located between South Kensington and Sloane Square and all the amenities, shops and restaurants of Chelsea and South Kensington tube is approximately 5 minutes walk away. . The block has 24hr portorage.

### Details

- Bedroom
- Bathroom
- Reception room
- Open Plan Kitchen
- Lift
- wood floors
- 24 hr Porter
- Inclusive of heating and hot water
- Council Tax Band D

# PLAZA estates

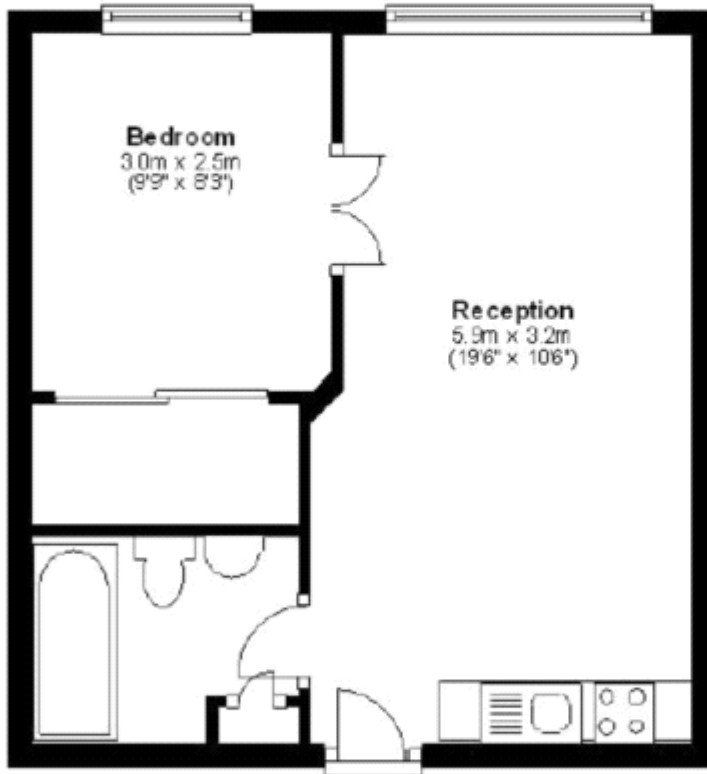
[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

Knightsbridge Office, 51 Beauchamp Place, London SW3 1NY Tel: 020-7596-6999 Fax: 020-7581-7005





Approximate Gross Internal Area:  
32.0 sq m/ 342.4 sq ft



## Terms and Conditions

Available: Available Now For Long Let  
Price: £550 per week

## EPC Information

Energy Performance Certificate

Flat 716 Neil Gwynn House, Sloane Avenue, LONDON SW3 3BG

Dwelling type: Mid-floor flat  
Date of assessment: 20 September 2008  
Date of certificate: 23 September 2008  
Reference number: 8298-6021-5750-3110-2026  
Total floor area: 32 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 EPC 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 EPC 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               | 249 kWh/m <sup>2</sup> per year | 240 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 1.6 tonnes per year             | 1.5 tonnes per year             |
| Lighting                 | £29 per year                    | £14 per year                    |
| Heating                  | £217 per year                   | £219 per year                   |
| Hot water                | £80 per year                    | £80 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)

Page 1 of 8

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**