



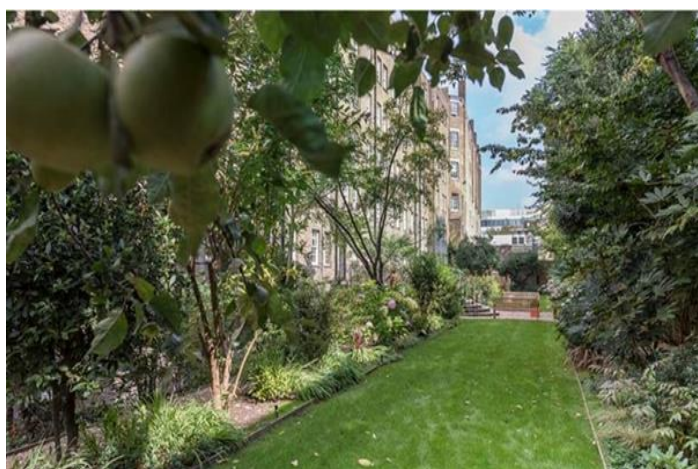
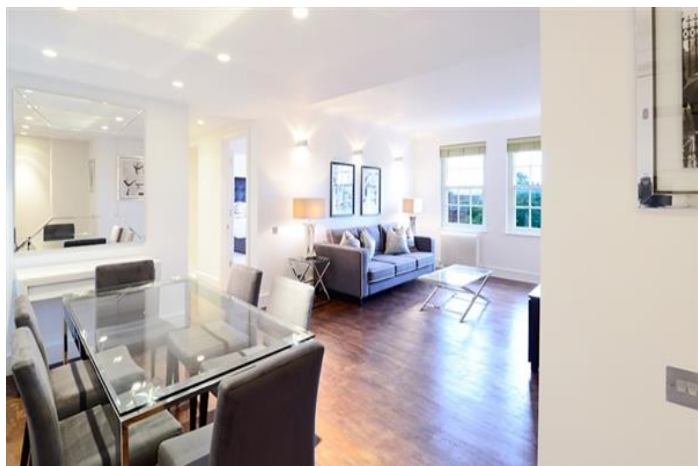
## FULHAM ROAD, CHELSEA SW3

**Price**  
**£725 per week**

Newly decorated 5th floor one bedroom flat comprising 715 sq ft. This smart flat with good size reception room has been furnished in a modern style but can also be available unfurnished. The bedroom has good storage. This well managed portered building is only 3-4 minutes walk from South Kensington tube as well as the wonderful shopping, cafes and restaurants at Brompton Cross, Walton Street and in Chelsea.

### Details

Bedroom  
bathroom  
Reception room  
kitchen  
lift  
porter  
communal gardens  
council tax band F



# PLAZA estates

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

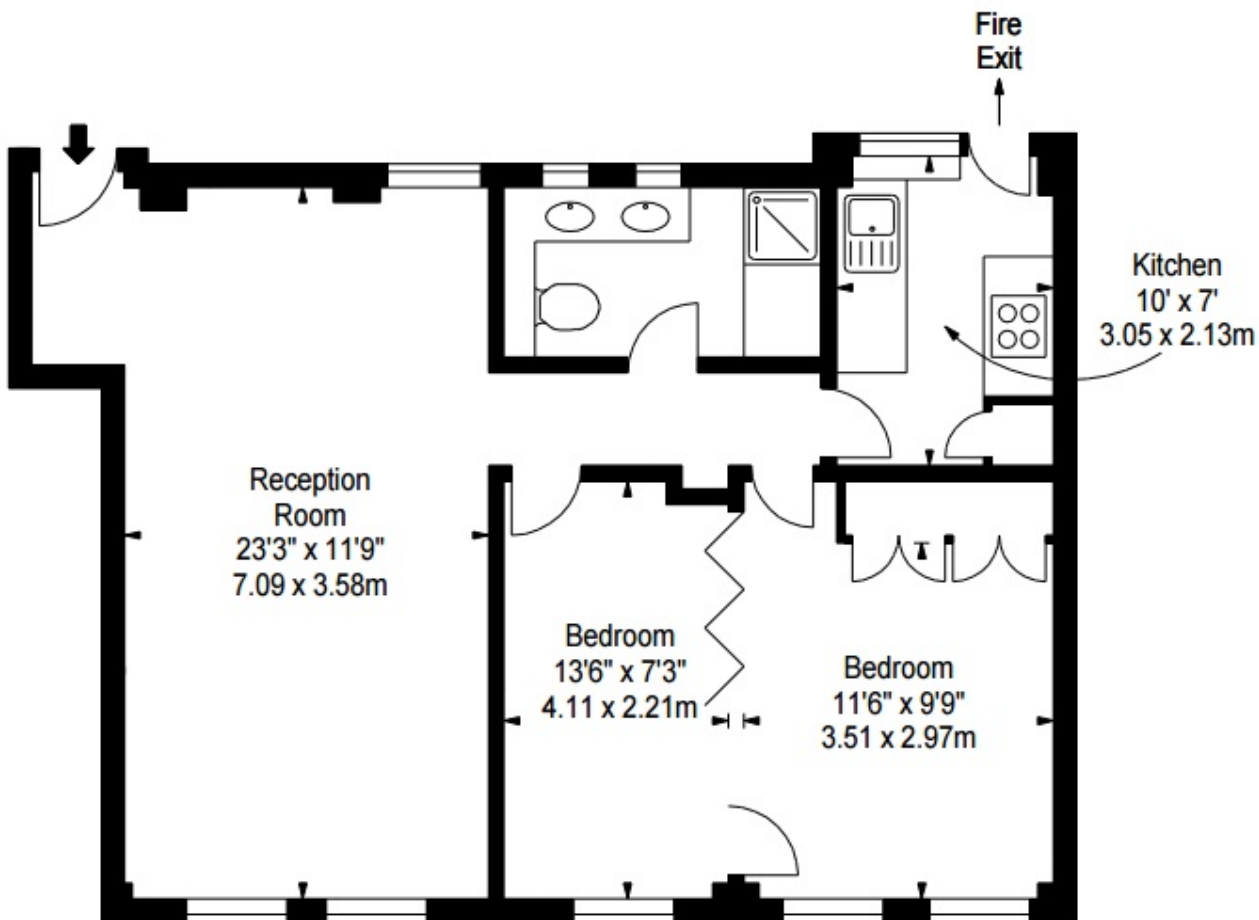
Knightsbridge Office, 51 Beauchamp Place, London SW3 1NY Tel: 020-7596-6999 Fax: 020-7581-7005



## 68 PELHAM COURT, SW3

APPROX. GROSS INTERNAL AREA \*  
715 Ft<sup>2</sup> - 66.42 M<sup>2</sup>

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE  
\* As Defined by RICS - Code of Measuring Practice




FIFTH FLOOR

## Terms and Conditions

Available: Available Now For Long Let  
Price: £725 per week

## EPC Information

**Energy Performance Certificate** 

Flat 33 Peilham Court  
145, Fulham Road  
LONDON  
SW3 6SH

Dwelling type: Mid floor flat  
Date of assessment: 30 October 2008  
Date of certificate: 31 October 2008  
Reference number: 8898-5505-5320-6275-8083  
Total floor area: 54 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**

Energy Efficiency Rating	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	71	73
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Not energy efficient - higher energy costs

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**

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	66	67
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Not environmentally friendly - higher CO<sub>2</sub> emissions

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	275 kWh/m <sup>2</sup> per year	205 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.5 tonnes per year	2.4 tonnes per year
Lighting	£49 per year	£24 per year
Heating	£243 per year	£247 per year
Hot water	£40 per year	£40 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.

 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 512 612 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**