



## SLOANE AVENUE CHELSEA SW3

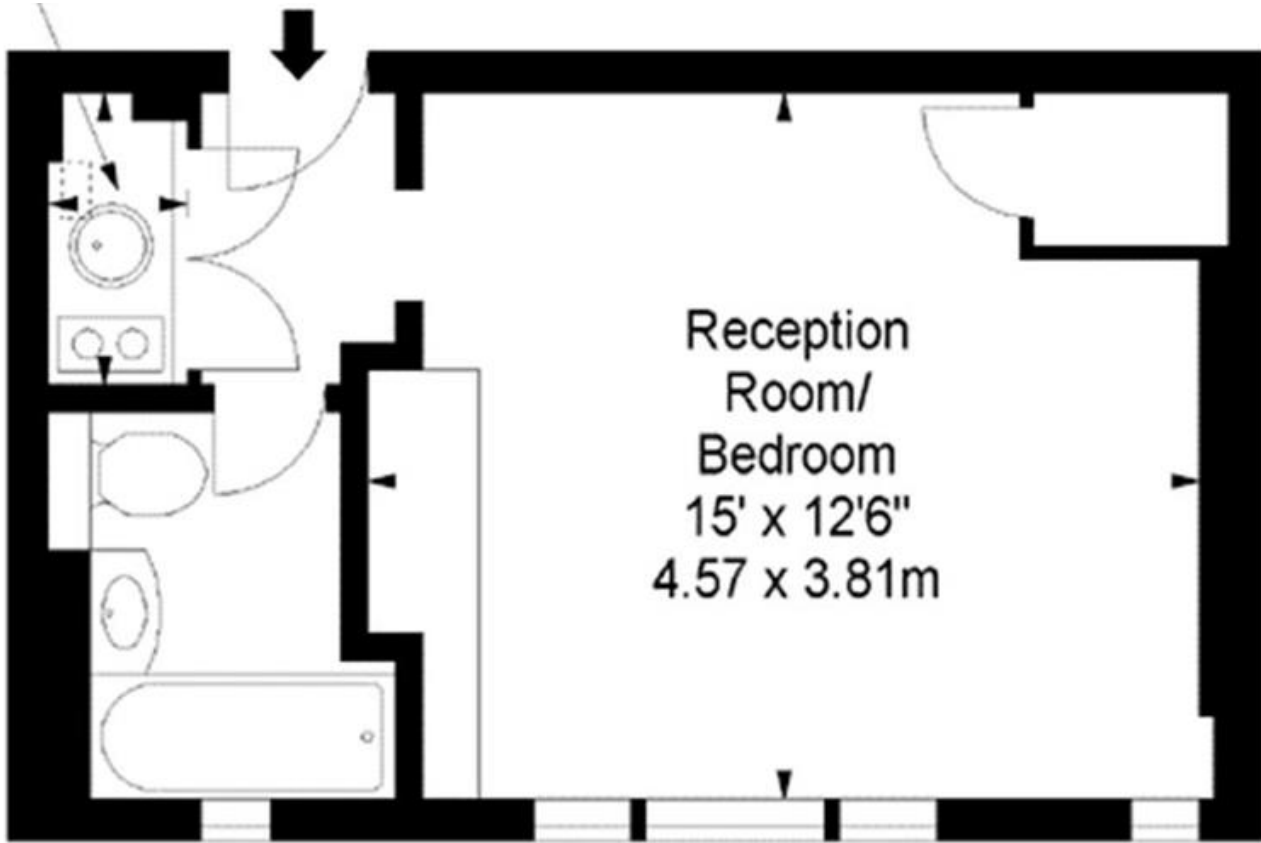
**Price**  
**£375 per week**

Bright refurbished studio flat situated on the 9th floor of a well run portered block. 249 sq ft. The property benefits from modern furniture, stunning views and good storage. Offered FURNISHED This superb location is close to South Kensington tube as well as Sloane Square and the wide range of shops and restaurants in the neighbourhood

### Details

Studio Room with open plan kitchenette  
bathroom  
lift  
porter  
inclusive of heating and hot water  
Council tax band C






Ninth Floor

## Terms and Conditions

Available: Available 13/09/2015 For Long Let  
Price: £375 per week

## EPC Information

**Energy Performance Certificate** 

Flat L2  
Sloane Avenue Mansions  
Sloane Avenue  
LONDON  
SW3 3JR

Dwelling type: Mid floor flat  
Date of assessment: 10 March 2008  
Date of certificate: 11 March 2008  
Reference number: 0408-8038-6287-4458-5000  
Total floor area: 24 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**

Rating	Current	Potential
A (92 to 100)		
B (81 to 91)		
C (69 to 80)		
D (55 to 68)	69	70
E (39 to 54)		
F (21 to 38)		
G (1 to 20)		

Not energy efficient - higher running 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 will be.

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

Rating	Current	Potential
A (92 to 100)		
B (81 to 91)		
C (69 to 80)		
D (55 to 68)	63	63
E (39 to 54)		
F (21 to 38)		
G (1 to 20)		

Very environmentally friendly - lower 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	473 kWh/m <sup>2</sup> per year	456 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.9 tonnes per year	1.9 tonnes per year
Lighting	£21 per year	£10 per year
Heating	£223 per year	£226 per year
Hot water	£71 per year	£71 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 512 612 or visit [www.energysavingfirst.org.uk/myhome](http://www.energysavingfirst.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**