



## CRANMER COURT, SLOANE AVENUE, CHELSEA SW3.

**Price**  
**£575 per week**

Spacious second floor one bedroom flat in this very well managed portered block. 647 sq ft. This ideal flat has a large bedroom with good storage, a bright and modern bathroom and well proportioned reception room and fitted kitchen. Cranmer Court is a particularly well managed block with good security and is quietly situated between Chelsea Green and Sloane Avenue. South Kensington and Sloane Square tube stations are 5 minutes walk away and the area has a wide range of shops, supermarkets, cafes and restaurants.

### Details

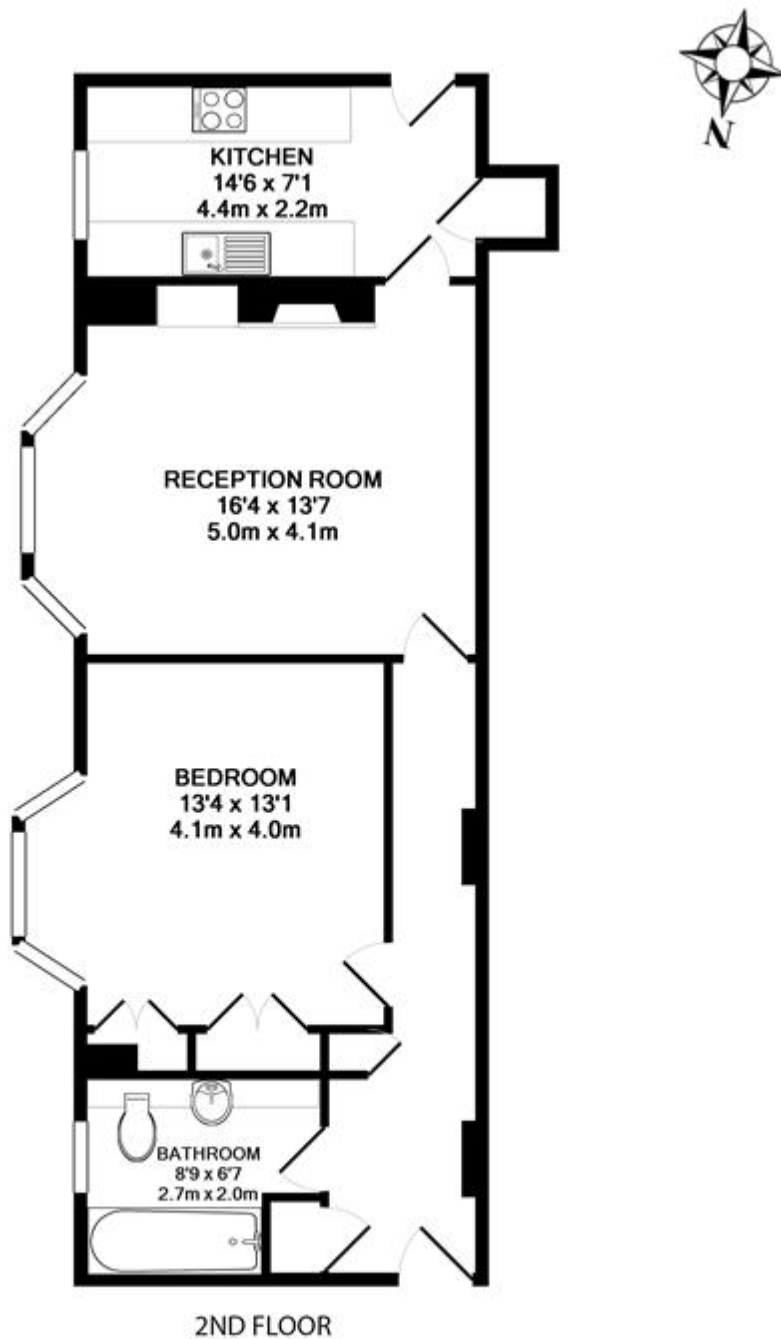
bedroom  
bathroom  
reception room  
kitchen  
lift  
porterage  
Inclusive of heating and hot water  
Council Tax Band F

# 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





CRAMER COURT SW3  
TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60.1 SQ.M.)


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

## Terms and Conditions

Available: Available Now For Long Let  
Price: £575 per week

## EPC Information

### Energy Performance Certificate



Flat 75 Cranmer Court  
Whiteheads Grove  
LONDON  
SW3 1HH

Dwelling type: Mid floor flat  
Date of assessment: 8 October 2009  
Date of certificate: 09-Oct-2009  
Reference number: 8590-7065-8020-1106-0013  
Total floor area: 55 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 use (kWh/m <sup>2</sup> per year) cost	Current	Potential
A (92-101)		
B (81-91)		
C (69-80)		
D (54-68)		
E (44-53)		
F (31-43)		
G (1-30)		

71 73

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

Key environmental index - base CO <sub>2</sub> emissions	Current	Potential
A (92-101)		
B (81-91)		
C (69-80)		
D (54-68)		
E (44-53)		
F (31-43)		
G (1-30)		

66 66

**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.

**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	270 kWh/m <sup>2</sup> per year	254 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.7 tonnes per year	2.6 tonnes per year
Lighting	£53 per year	£30 per year
Heating	£365 per year	£370 per year
Hot water	£115 per year	£115 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.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's 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/leyhome](http://www.energysavingtrust.org.uk/leyhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**