



CORNWALL GARDENS, SOUTH KENSINGTON, SW7.

Price
£380 per week

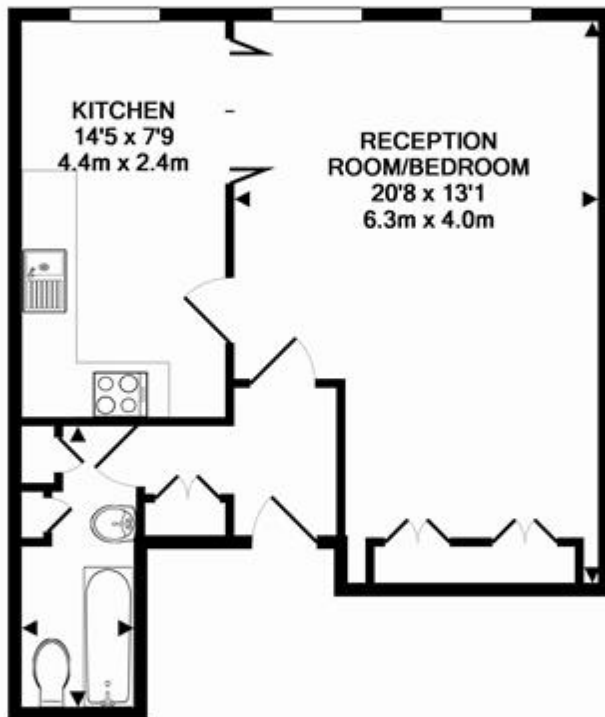
Exceptionally spacious 3rd floor studio flat comprising approximately 500 square feet, newly decorated with ample storage and an unusually large separate kitchen and dining area. Situated in an excellent period building. This ideal location is only 2 minutes from Gloucester Road tube and moments away from Kensington Gardens.

Details

Studio Room
Bathroom
Kitchen/Breakfast Room
Lift
Communal Gardens
Council Tax Band E







CORNWALL GARDEN SW7
TOTAL APPROX. FLOOR AREA 447 SQ.FT. (41.6 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 01/09/2016 For Long Let
Price: £380 per week

EPC Information

Energy Performance Certificate

Flat 10/A
1-3, Cornwall Gardens
LONDON
SW7 4AJ

Dwelling type: Mid floor flat
Date of assessment: 9 September 2008
Date of certificate: 9 September 2008
Reference number: 0418-6034-6221-6008-6044
Total floor area: 39 m²

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 (CO₂) emissions.

Energy Efficiency Rating

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 (CO₂) Rating

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 (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	248 kWh/m ² per year	238 kWh/m ² per year
Carbon dioxide emissions	1.5 tonnes per year	1.5 tonnes per year
Lighting	£33 per year	£17 per year
Heating	£188 per year	£190 per year
Hot water	£72 per year	£72 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.energysavingtrust.org.uk/yourhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT