



FULHAM ROAD, CHELSEA SW3

Price
£600 per week

Spacious, newly decorated one bedroom flat comprising 578 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

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

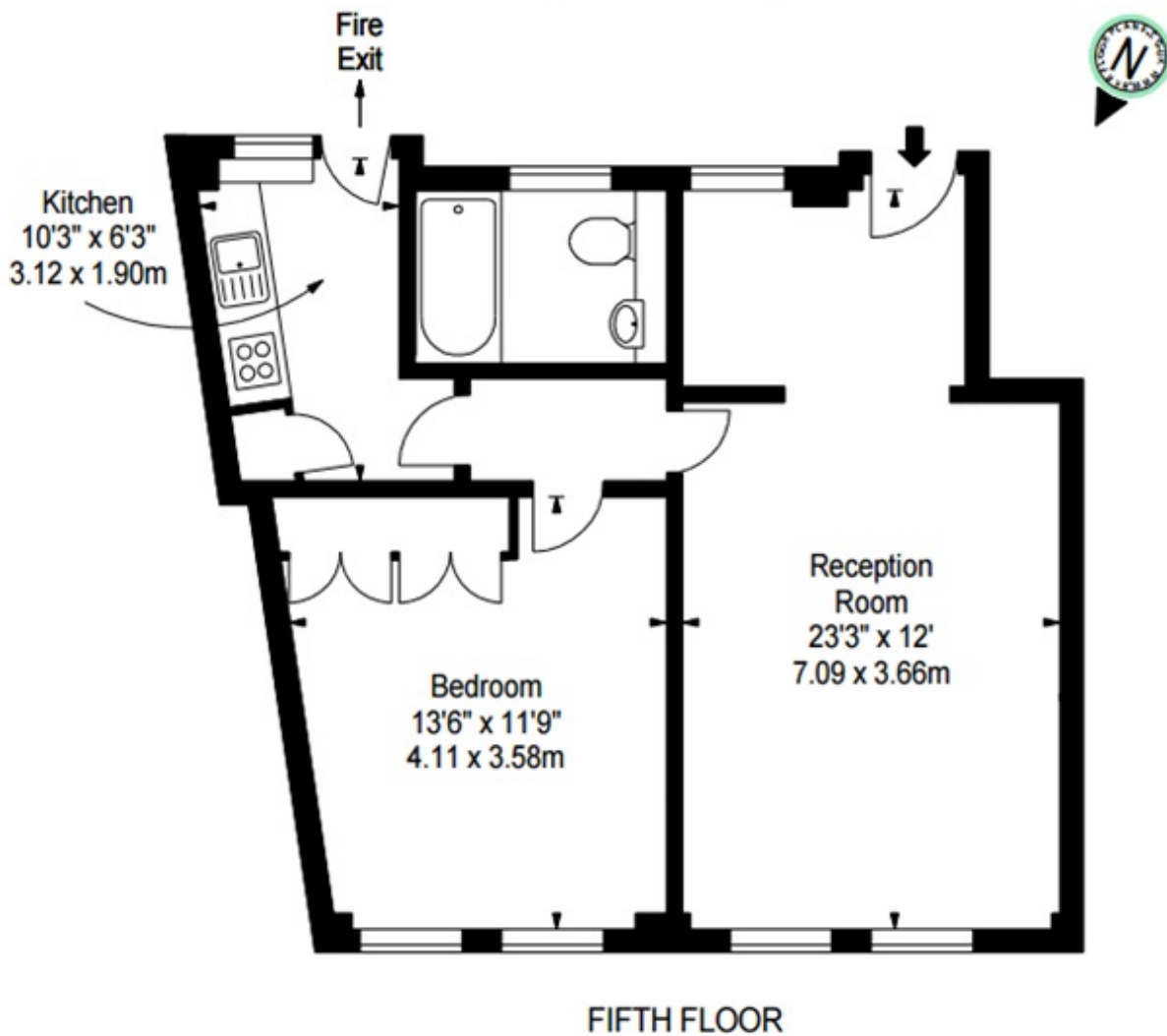


69 PELHAM COURT, SW3

APPROX. GROSS INTERNAL AREA *

578 Ft² - 53.70 M²

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




Terms and Conditions

Available: Available Now For Long Let
Price: £600 per week

EPC Information

Energy Performance Certificate




Flat 69 Pelham Court, 145, Fulham Road, LONDON, SW3 6SH

Dwelling type: Top-floor flat Reference number: 8224-7222-1270-8524-8902
Date of assessment: 04 February 2014 Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 February 2014 Total floor area: 34 m²

Use this document to:

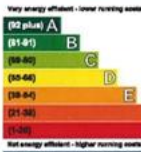
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,986
Over 3 years you could save	£ 498

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 72 over 3 years	
Heating	£ 1,554 over 3 years	£ 1,125 over 3 years	
Hot Water	£ 291 over 3 years	£ 291 over 3 years	
Totals	£ 1,986	£ 1,488	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Current	Potential
53	64




The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 296	
2 Draught proofing	£80 - £120	£ 22	
3 Low energy lighting for all fixed outlets	£20	£ 61	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT