



RUTLAND GATE, KNIGHTSBRIDGE, SW7

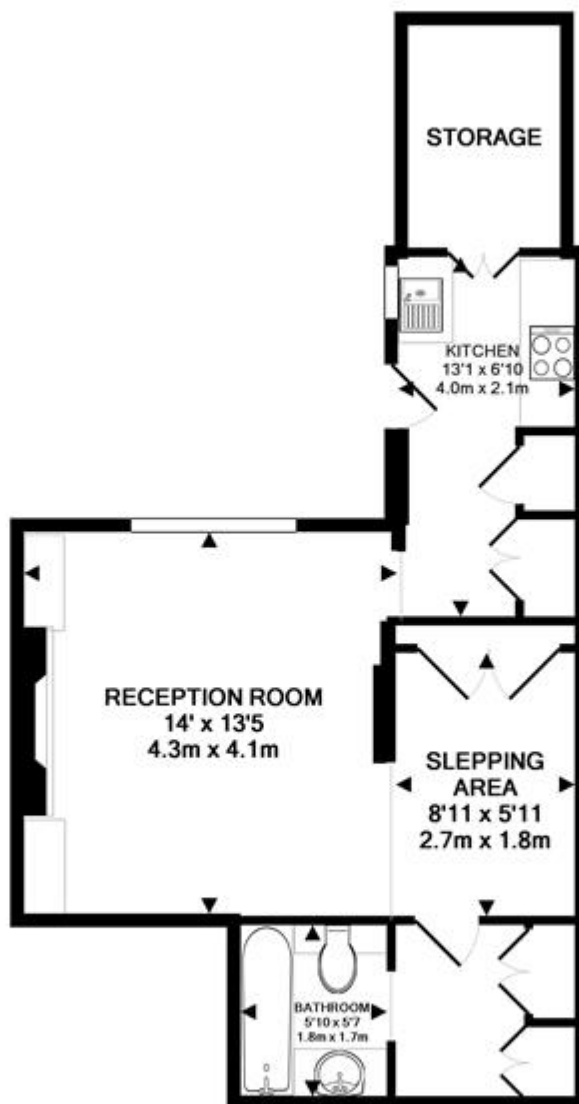
Price
£450 per week

Delightful and very well presented lower ground floor studio flat. 420 sq ft. This light flat has ample storage and wood floors and is attractively furnished and designed to feel like a one bedroom flat rather than a studio. It further benefits from a modern kitchen and bathroom. This quiet location overlooking the garden square is close to Hyde Park and Knightsbridge and within easy access of South Kensington. Rutland Gate is superbly positioned with access on foot down to Brompton Road within a few minutes. The street itself has almost no traffic through.

Details

Studio room with separate sleeping area with pull down bed
Kitchen
Bathroom
Communal Gardens
Council Tax Band E





**RUTLAND CLOSE SW7
TOTAL APPROX. FLOOR AREA 420 SQ.FT. (39.0 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: £450 per week

EPC Information

Energy Performance Certificate

SAP
Score: 51/100

Flat 1
33 Rutland Gate
LONDON
SW7 1PD

Dwelling type: Ground floor flat
Date of assessment: 3 September 2009
Date of certificate: 04-Sep-2009
Reference number: 0905-2807-0312-0001-4411
Total floor area: 40 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

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.

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	612 kWh/m ² per year	679 kWh/m ² per year
Carbon dioxide emissions	3.7 tonnes per year	4.1 tonnes per year
Lighting	£38 per year	£42 per year
Heating	£728 per year	£425 per year
Hot water	£212 per year	£101 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/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT