



## SLOANE AVENUE, CHELSEA, SW3

**Price**  
**£485 per week**

Smart and attractively refurbished raised ground floor one bedroom flat in a modern building with 24 hour porter, situated on the desirable Sloane Avenue, minutes from the Kings Road and Sloane Square and South Kensington Tube stations. The flat has wood floors throughout with a great size open plan kitchen/reception room. The property benefits from good natural light and modern furnishings.

### Details

- Bedroom
- Bathroom
- Reception room with open plan kitchen
- Porter
- Lift
- wood floors
- Inclusive of heating and hot water
- Council tax band D

# PLAZA estates

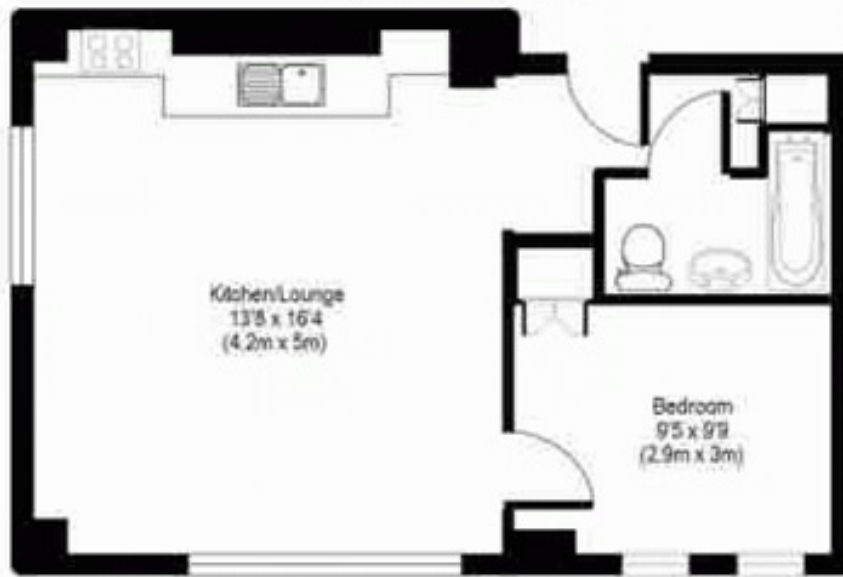
[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

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



## Nell Gwynn House

### Ground Floor Flat



APPROX GROSS INTERNAL FLOOR AREA: 367 sq. ft / 34 sq. m

## Terms and Conditions

Available: Available 01/10/2015 For Long Let  
Price: £485 per week

## EPC Information

**Energy Performance Certificate**

Flat 8 Neil Gwynn House  
Sioane Avenue  
LONDON  
SW3 3AU

Dwelling type: Ground-floor flat  
Date of assessment: 17 January 2011  
Date of certificate: 18 January 2011  
Reference number: 9438-1071-6259-5709-9940  
Type of assessment: RUSAP, existing dwelling  
Total floor area: 35 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	70	62	63

**Energy Efficiency Rating**  
Very energy efficient - lower running costs  
A (92-100)  
B (81-91)  
C (69-80)  
D (55-68)  
E (39-54)  
F (21-38)  
G (1-20)  
Not energy efficient - higher running costs  
EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
A (81-91)  
B (69-80)  
C (55-68)  
D (39-54)  
E (21-38)  
F (1-20)  
G (1-20)  
Not environmentally friendly - higher CO<sub>2</sub> emissions  
EU Directive 2002/91/EC

**England & Wales**  
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**  
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	384 kWh/m <sup>2</sup> per year	374 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.2 tonnes per year	2.2 tonnes per year
Lighting	£37 per year	£18 per year
Heating	£266 per year	£269 per year
Hot water	£180 per year	£180 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change 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.  
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.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**