



DRAYCOTT PLACE, CHELSEA, SW3.

Price
£565 per week

Attractive and spacious one bedroom flat on the second floor of a well managed period building moments from Sloane Square (Circle and District lines) and the many amenities of Kings Road. South Kensington is also within walking distance. Kings Road and South Kensington. 600 sq ft. The property comprises of a large reception room, airy bedroom with a lot of storage, modern bathroom, fully fitted kitchen. Available on furnished basis. EPC rating D

Details

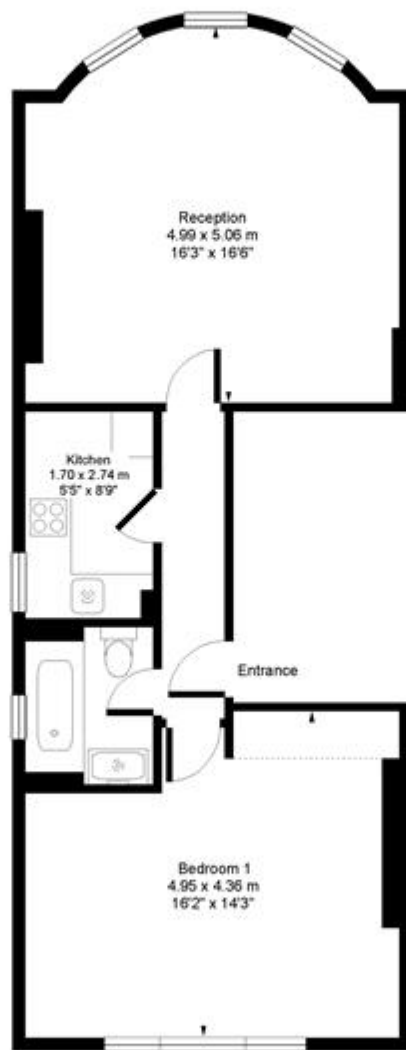
Bedroom
Bathroom
Reception room
Kitchen
Council tax band G



Draycott Place SW3



Approx. Gross Floor Area = 55 sq.meters • 600 sq.feet



SECOND FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 07974 264576

Terms and Conditions

Available: Available 20/11/2015 For Long Let
Price: £565 per week

EPC Information

SAP
Energy Performance Certificate

Second Floor Flat, 54 Draycott Place, LONDON, SW3 3BP

Dwelling type: Mid-floor flat **Reference number:** 0807-2853-7820-9527-2525
Date of assessment: 27 February 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 28 February 2013 **Total floor area:** 55 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:	£ 1,982
Over 3 years you could save	£ 822

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 102 over 3 years	<div style="background-color: #0056b3; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 822 over 3 years </div>
Heating	£ 1,422 over 3 years	£ 720 over 3 years	
Hot Water	£ 372 over 3 years	£ 318 over 3 years	
Totals	£ 1,962	£ 1,140	

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

Very energy efficient - lower running costs	Current	Potential	
(91 plus) A			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).
(81-91) B			
(69-81) C			
(55-69) D			
(39-55) E			
(21-39) F			
(1-21) G			
Not energy efficient - higher running costs	60	77	

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	£ 462	✔
2. Draught proofing	£80 - £120	£ 24	✔
3. Low energy lighting for all fixed outlets	£45	£ 60	✔

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