



FULHAM ROAD, CHELSEA SW3

Price
£375 per week

Newly decorated studio flat quietly situated at the rear of the building fronting onto the communal gardens. 254 sq ft. This smart lower ground floor flat has been furnished in a modern style but can also be available unfurnished. The decoration is neutral. 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

- studio room
- bathroom
- kitchen
- lift
- porter
- communal gardens
- council tax band D

PLAZA estates

www.plazaestates.co.uk

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5 PELHAM COURT, SW3

Approx. Gross Internal Area *
254 Ft² - 23.60 M²

Illustration For Identification Purposes Only. Not to Scale
* As Defined by RICS - Code of Measuring Practice




LOWER GROUND FLOOR

Terms and Conditions

Available: Available 06/11/2016 For Long Let
Price: £375 per week

EPC Information


Energy Performance Certificate 

Flat 5 Pelham Court
145, Fulham Road
LONDON
SW3 6SH

Dwelling type: Ground-floor flat
Date of assessment: 24 October 2011
Date of certificate: 24 October 2011
Reference number: 8896_3549_1229_2726_9093
Type of assessment: RGSAP, existing dwelling
Total floor area: 25 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
B	C	71	71

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	316 kWh/m ² per year	309 kWh/m ² per year
Carbon dioxide emissions	1.5 tonnes per year	1.5 tonnes per year
Lighting	£25 per year	£17 per year
Heating	£195 per year	£196 per year
Hot water	£148 per year	£148 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.

 Remember to look for the Energy Saving Trust 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