



BUCKINGHAM PALACE ROAD, LONDON SW1

Price
£1,200,000

A well proportioned two bedroom, two bathroom flat that extends to 756 sq ft on the second floor of this desirable modern block. The flat comes with an underground parking space and over looks the communal courtyard.

The block offers 24 hour portorage, lift, communal gym and sauna and is ideally located for easy access to the amenities and transport connections of Sloane Square, as well as being a short walk from Victoria Station.

Details

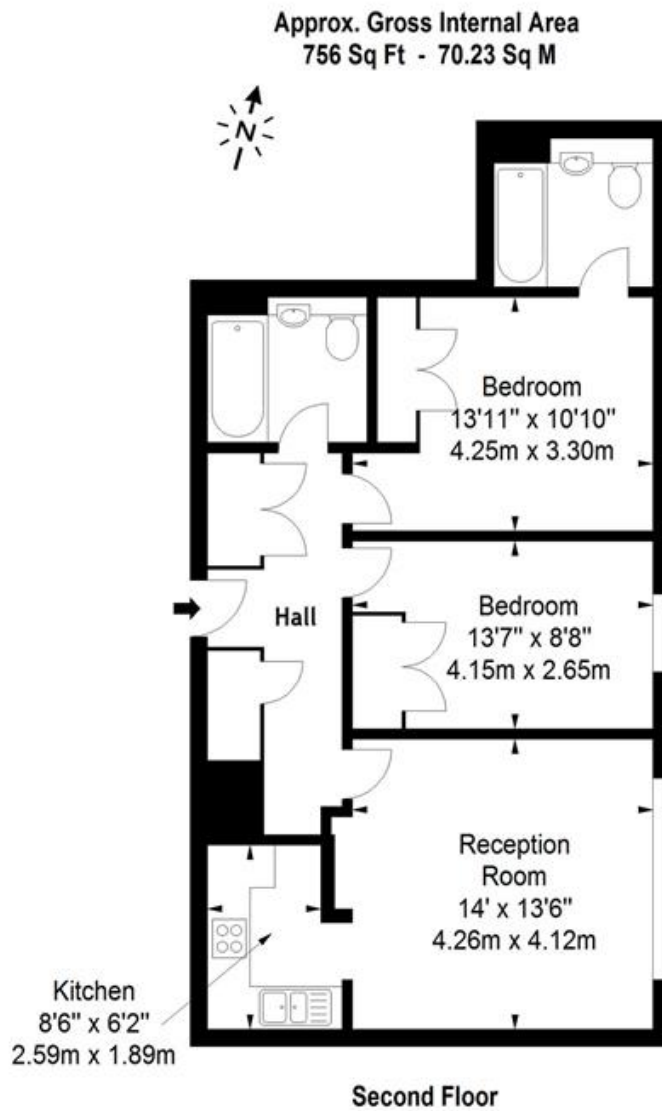
- Reception Room
- Fitted Kitchen
- 2 Bedrooms
- 2 Bathrooms (1 En-Suite)
- Lift
- Communal Courtyard
- Residents Gym and Sauna
- Underground Park Space

PLAZA estates

www.plazaestates.co.uk

Knightsbridge Office, 51 Beauchamp Place, London SW3 1NY Tel: +44 (0) 20-7581 7646 Fax: +44 (0) 20 7581 7005






Terms and Conditions

Tenure: 987 years
 Borough: Westminster
 Price: £1,200,000

EPC Information

Energy Performance Certificate 

Apartment 17 Consort Rise House
 203, Buckingham Palace Road
 LONDON
 SW1W 9TB

Dwelling type: Mid-floor flat
 Date of assessment: 20 May 2010
 Date of certificate: 21 May 2010
 Reference number: 8806-2107-9629-2326-4503
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 68 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 |
| 73 | 82 | 73 | 74 |

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.

England & Wales EU Directive 2002/91/EC


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 | 224 kWh/m ² per year | 214 kWh/m ² per year |
| Carbon dioxide emissions | 2.3 tonnes per year | 2.2 tonnes per year |
| Lighting | £86 per year | £43 per year |
| Heating | £113 per year | £117 per year |
| Hot water | £152 per year | £152 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.

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT