



## BUCKINGHAM PALACE ROAD, LONDON SW1

**Price**  
**£1,150,000**

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

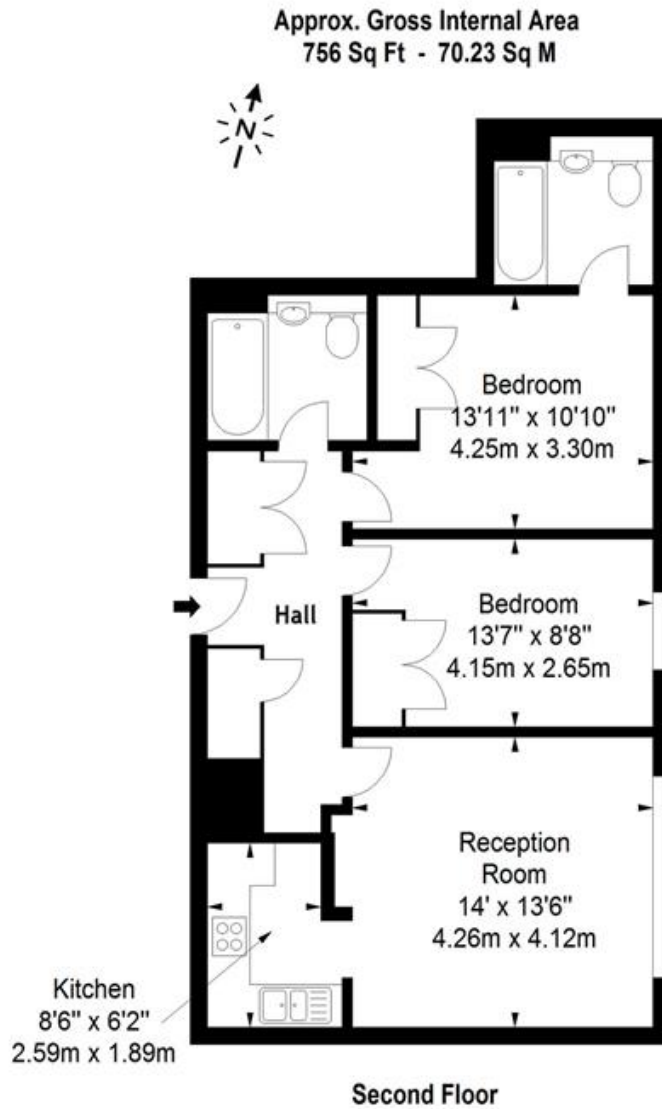
- Reception Room
- Fitted Kitchen
- 2 Bedrooms
- 2 Bathrooms (1 En-Suite)
- Lift
- Communal Courtyard
- Residents Gym and Sauna
- Underground Park Space

# PLAZA estates

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

Knightsbridge Office, 51 Beauchamp Place, London SW3 1NY Tel: 020-7581-7646 Fax: 020-7581-7005






## Terms and Conditions

Tenure: 987 years  
 Service Charge: £4,900.00  
 Borough: Westminster  
 Price: £1,150,000

## EPC Information

**Energy Performance Certificate** 

Apartment 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 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
73	82	73	74

**Energy Efficiency Rating**

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

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

(02 plus) **A**

(01-01) **B**

(09-00) **C**

(09-00) **D**

(09-00) **E**

(11-30) **F**

(1-20) **G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

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 (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	224 kWh/m <sup>2</sup> per year	214 kWh/m <sup>2</sup> 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.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**