



BROMPTON ROAD, SW3

Price
£2,150,000

A stunning two double bedroom, two bathroom double aspect apartment extending to 792 sq ft situated a stones throw from Harrods and amenities of Knightsbridge. The flat which is on the fourth floor of a small building with lift would make an ideal rental investment or London Base.

Details

- Double Reception Room
- Open Plan Fitted Kitchen
- Two Double Bedrooms
- Bathroom Ensuite
- Shower Room Ensuite
- Cloakroom
- Entryphone
- Lift



Beauchamp Mansions Brompton Road, SW3



Approx. Gross Floor Area = 73 sq.meters • 792 sq.feet



FOURTH FLOOR

For illustrative purposes only. Not to scale. Prepared by swan-photography.co.uk

Terms and Conditions

Tenure: 129 years
 Borough: Kensington & Chelsea
 Price: £2,150,000

EPC Information

Energy Performance Certificate

Flat 4 Beauchamp Mansions, 183, Brompton Road, LONDON, SW3 1PA

Dwelling type: Mid-floor flat **Reference number:** 9808-9987-7220-1647-9970
Date of assessment: 10 October 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 10 October 2013 **Total floor area:** 72 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:	£ 2,268
Over 3 years you could save	£ 1,011

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 135 over 3 years	
Heating	£ 1,650 over 3 years	£ 762 over 3 years	
Hot Water	£ 351 over 3 years	£ 360 over 3 years	
Totals	£ 2,268	£ 1,257	<div style="background-color: #0070C0; color: white; padding: 5px; display: inline-block;"> You could save £ 1,011 over 3 years </div>

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

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).

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	£ 609	✔
2 Draught proofing	£80 - £120	£ 75	✔
3 Low energy lighting for all fixed outlets	£130	£ 111	✔

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