



BROMPTON ROAD, SW3

Price
£1,725,000

Refreshingly light and quiet ninth floor two bedroom apartment, extending to 889 sq ft, situated in a portered block opposite Harrods. The flat has light wood floors throughout and is decorated in white and has a great open outlook across the rooftops of Knightsbridge.

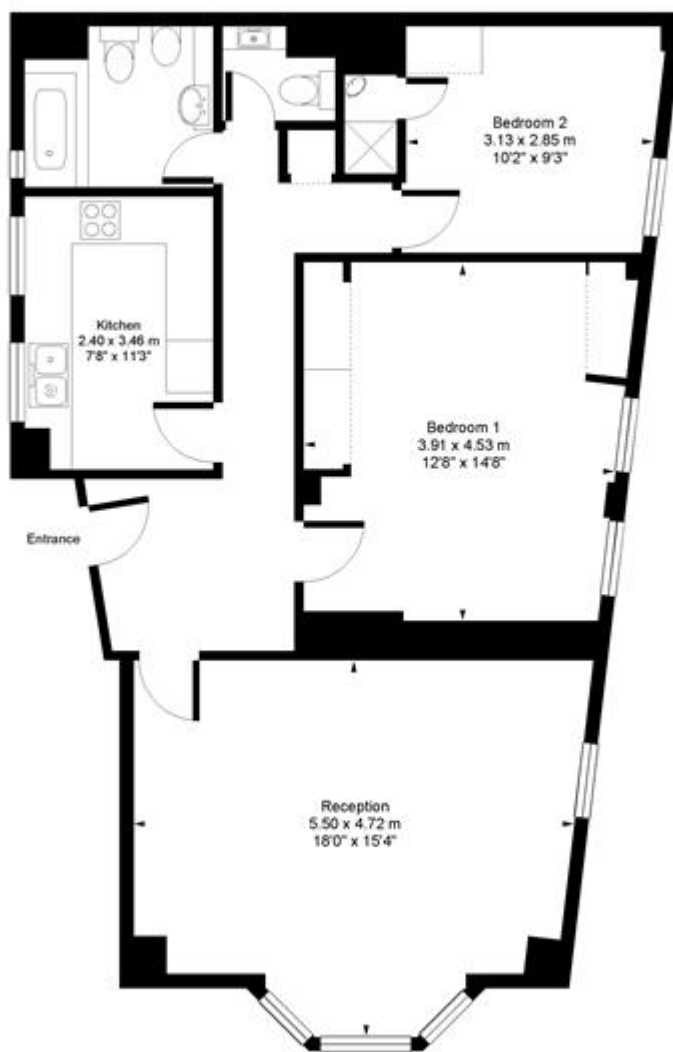
Details

- Reception Room
- 2 Bedrooms
- Bathroom
- En-suite Shower Room
- Kitchen
- Independent Heating/Hot Water
- Lift
- Porter



Princes Court Brompton Road, SW3

Approx. Gross Floor Area = 82 sq.meters • 889 sq.feet



NINTH FLOOR


For illustrative purposes only. Not to scale. Prepared by Swan Photography 01435 863908

Terms and Conditions

Tenure: 83 years
 Borough: Westminster
 Price: £1,725,000

EPC Information

Energy Performance Certificate

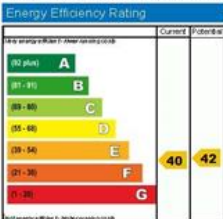


Flat: Princes Court
 88, Brompton Road
 LONDON
 SW3 1ET

Dwelling type: Top floor flat
 Date of assessment: 21 April 2009
 Date of certificate: 22 April 2009
 Reference number: 2290-7044-6254-6901-9070
 Total floor area: 70 m²

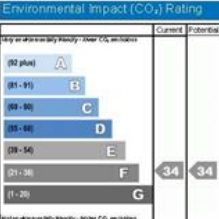
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Current: 40 Potential: 42

Environmental Impact (CO₂) Rating



Current: 34 Potential: 34

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	551 kWh/m ² per year	544 kWh/m ² per year
Carbon dioxide emissions	6.5 tonnes per year	6.4 tonnes per year
Lighting	£65 per year	£35 per year
Heating	£964 per year	£872 per year
Hot water	£116 per year	£116 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energy-saving-trust.org.uk/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT