



## ELVASTON MEWS, SOUTH KENSINGTON SW7

**Price**  
**£1,995,000**

A refurbished apartment on the 1st floor of a small Mews with its own private entrance extending to 936 square feet. The property has been decorated in a contemporary and neutral style with wood floors throughout, fitted wardrobes, modern bathrooms and a sleek open plan kitchen to the reception room. There is also air conditioning climate control throughout.

Elvaston Mews is moments from the shopping and transport facilities of Gloucester Road and South Kensington tube stations, as well as Kensington Gardens.

### Details

- 2 Double Bedrooms
- 2 Bathrooms
- Reception Room
- Open plan Kitchen
- Wood floors
- Private Entrance



## Elvaston Mews SW7



Approx. Gross Floor Area = 87 sq.meters • 936 sq.feet



Entrance

FIRST FLOOR

GROUND  
FLOOR

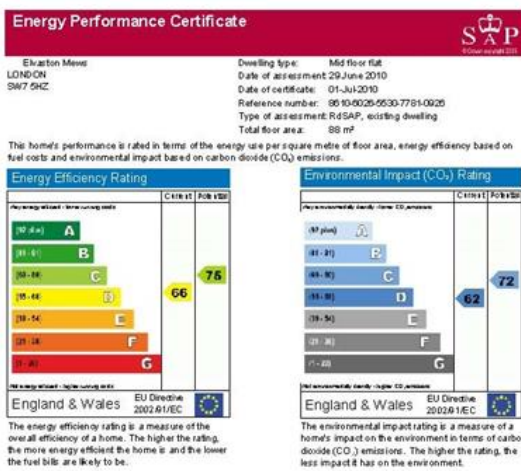
For illustrative purposes only. Not to scale. Prepared by Swan Photography 07974 264576

29EM

## Terms and Conditions

Tenure: 99 years  
Price: £1,995,000

## EPC Information



### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	295 kWh/m <sup>2</sup> per year	100 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.7 tonnes per year	2.8 tonnes per year
Lighting	£94 per year	£97 per year
Heating	£527 per year	£434 per year
Hotwater	£132 per year	£100 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 temperature, 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**