



## KNIGHTSBRIDGE, SW1

**Price**  
**£1,150 per week**

Superb, contemporary, recently refurbished 2 bedroom flat in a period building in the very heart of Knightsbridge moments from Harrods 972 sq ft. Located on the 6th floor of a smart Victorian building, this smart apartment has been recently refurbished and benefits from lovely wooden floors, a double reception room and an expansive master bedroom with en-suite bathroom. The apartment has plenty of storage and is decorated in a modern style. Park Mansions is enviably located in one of London's most exclusive postcodes which is home to Harrods, Harvey Nichols and a host of world class bars and restaurants and Knightsbridge tube station only moments away.

### Details

- 2 Bedrooms
- 2 bathrooms (1 bath 1 shower)
- Reception Room
- Kitchen
- Lift
- Porter
- Inclusive of Heating and Hot Water

wood floors  
Council Tax Band G



# PLAZA estates

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

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## Park Mansions Knightsbridge, SW1

Approx. Gross Floor Area = 90 sq.meters • 972 sq.feet



### SIXTH FLOOR

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

## Terms and Conditions

Available: Available Now For Long Let  
Price: £1,150 per week

## EPC Information

**Energy Performance Certificate**

03, Park Mansions  
Knightsbridge  
LONDON  
SW1X 7QT

Dwelling type: Mid-floor flat  
Date of assessment: 31 March 2011  
Date of certificate: 12 April 2011  
Reference number: 7458-1073-0227-8559-7970  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 60 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**

England & Wales

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.

**Environment Impact (CO<sub>2</sub>) Rating**

England & Wales

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	261 kWh/m <sup>2</sup> per year	230 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.6 tonnes per year	2.3 tonnes per year
Lighting	£32 per year	£32 per year
Heating	£231 per year	£203 per year
Hot water	£96 per year	£53 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**