



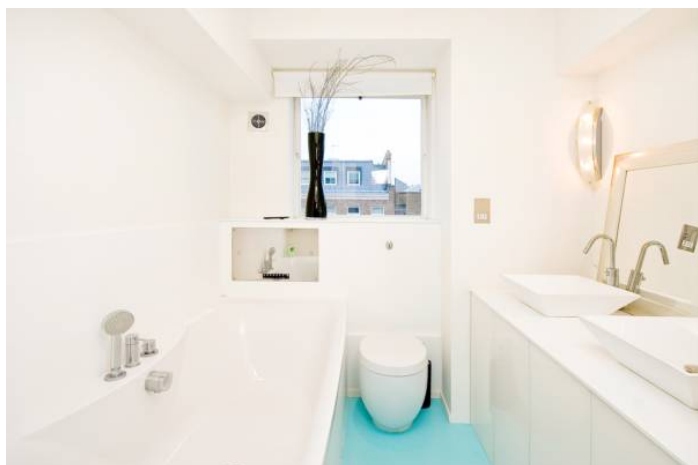
STANHOPE GARDENS SOUTH KENSINGTON SW7

Price
£785 per week

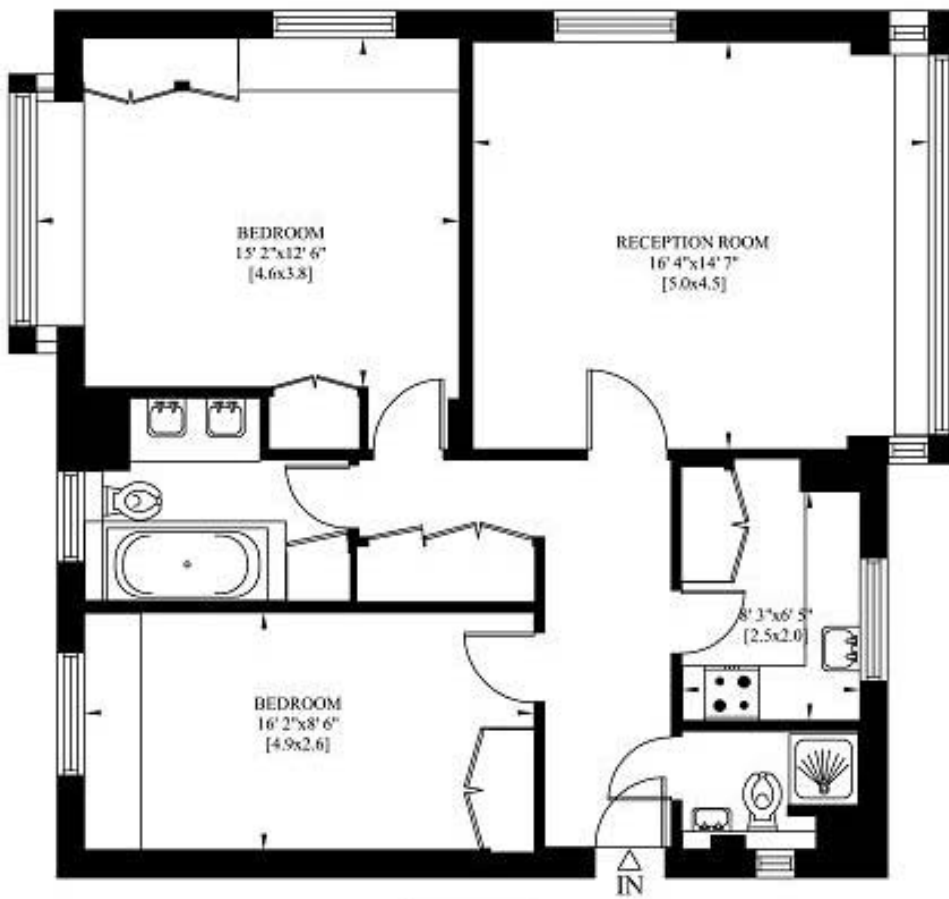
Excellent recently refurbished 6th floor 2 bedroom flat with large bright rooms many looking south over the communal gardens or over rooftops. The property is offered furnished with stylish decor, situated in a portered block close to South Kensington and Gloucester Road. The flat is spacious at over 850 sq ft and has an abundance of storage. Ideal for sharers.

Details

- 2 bedrooms
- bathroom
- shower room
- reception room
- kitchen
- Lift
- Porter
- Inclusive Heating and Hot Water
- Council Tax Band F



Gross Internal Area: 79 Sq. metres
853 Sq. feet



SIXTH FLOOR

Terms and Conditions

Available: Available 28/09/2015 For Long Let
Price: £785 per week

EPC Information

Energy Performance Certificate

Derwent House
Cromwell Road
LONDON
SW7 5BJ

Dwelling type: Mid-floor flat
Date of assessment: 03 May 2011
Date of certificate: 03 May 2011
Reference number: 0578-2817-6550-9409-7091
Type of assessment: RdSAP, existing dwelling
Total floor area: 74 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	74	70	73

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.

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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	185 kWh/m ² per year	166 kWh/m ² per year
Carbon dioxide emissions	2.6 tonnes per year	2.4 tonnes per year
Lighting	£51 per year	£41 per year
Heating	£317 per year	£269 per year
Hot water	£173 per year	£173 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.

Remember to look for the Energy Saving Trust 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