



## ELYSTAN STREET, CHELSEA SW3.

**Price**  
**£785 per week**

Excellent recently refurbished two bedroom flat situated on the third floor of a secure development close to Chelsea Green and the Kings Road. 781 sq ft. The property is within close walking distance of South Kensington and Sloane Square underground stations as well as the many lovely shops and restaurants of Chelsea and Sloane Square area. This highly desirable development offers fitness facilities, large swimming pool, private gardens, 24hrs portorage and private parking.

### Details

- 2 bedrooms
- 2 Bathrooms
- Reception Room
- Kitchen
- Lift
- Porter
- Courtyard garden area
- Leisure Centre
- Underground parking

Council Tax Band G

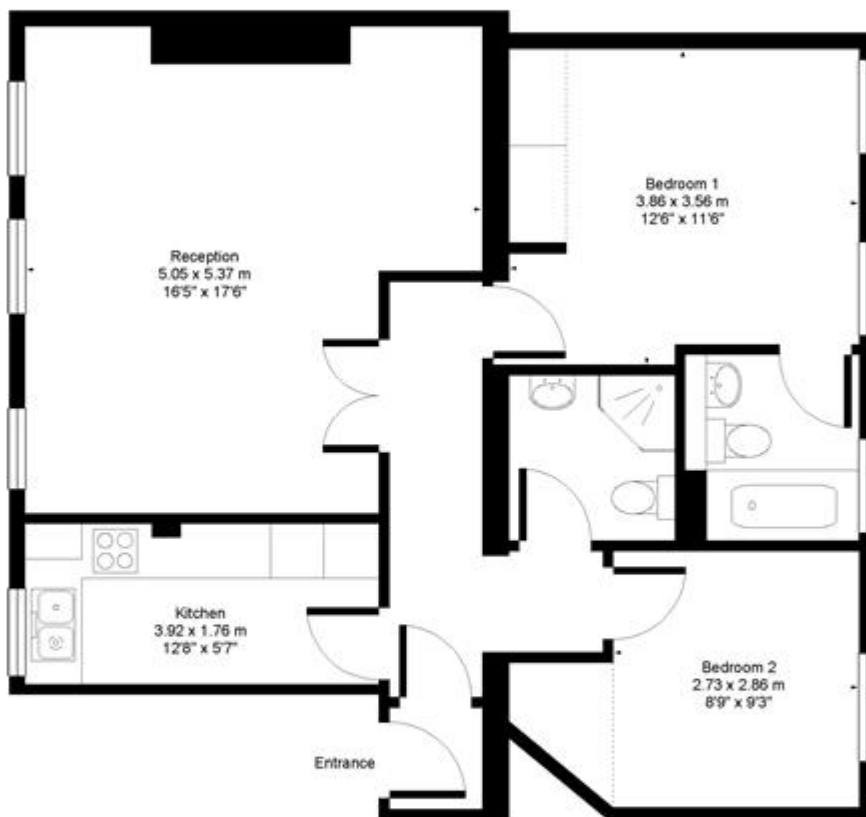




## Crown Lodge Elystan Street, SW3



Approx. Gross Floor Area = 72 sq.meters • 781 sq.feet



### THIRD FLOOR

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

## Terms and Conditions

Available: Available 08/09/2015 For Long Let  
Price: £785 per week

## EPC Information

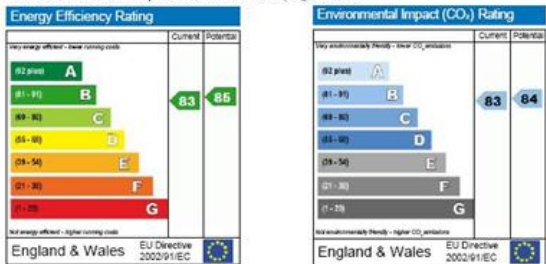
### Energy Performance Certificate



Flat 102 Crown Lodge  
12, Elystan Street  
LONDON  
SW3 3PW

Dwelling type: Mid floor flat  
Date of assessment: 18-Feb-2011  
Date of certificate: 18-Feb-2011  
Reference number: 8000-0022-8000-3418-0092  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 73 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.



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 (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	124 kWh/m <sup>2</sup> per year	113 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.5 tonnes per year	1.4 tonnes per year
Lighting	£83 per year	£42 per year
Heating	£231 per year	£235 per year
Hot water	£95 per year	£95 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**