



## OVINGTON SQUARE, LONDON, SW3.

**Price**  
**£1,400 per week**

A light and attractive fourth floor flat presently being totally refurbished to a very high standard. Garden square in the heart of Knightsbridge. The flat will be modern with period character benefiting from a private terrace, high ceilings and wood floors with spacious rooms and wonderful views of London Skyline and a communal garden square. This excellent location has easy access to both Knightsbridge (Harrods) and Walton Street in Chelsea together with Hill House and The Knightsbridge Schools.

### Details

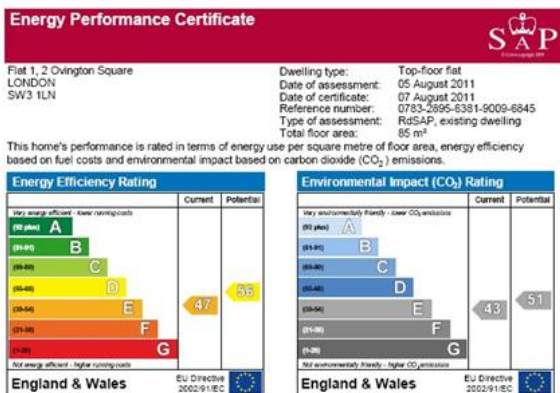
- 2 Bedrooms
- 2 Bathrooms
- Double Reception Room
- Cloakroom
- Kitchen
- Lift
- Roof Terrace
- Communal Gardens
- Council tax band G



## Terms and Conditions

Available: Available 31/08/2015 For Long Let  
Price: £1,400 per week

## EPC Information



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	356 kWh/m <sup>2</sup> per year	292 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.8 tonnes per year	4.8 tonnes per year
Lighting	£92 per year	£46 per year
Heating	£888 per year	£772 per year
Hot water	£135 per year	£110 per year

You could save up to €186 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.



**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**