



## BEAUFORT STREET, CHELSEA, SW3.

**Price**  
**£800 per week**

Wonderful 2 bedroom garden flat with wood floors in the reception rooms. 1187 sq ft The spacious property is surprisingly light with access to the garden from the reception room and master bedroom. It has extensive storage space, high ceilings and neutral fixtures and fittings. The building has just completed a full refurbishment. This popular location is only moments from 'The Beach' area of the Fulham Road by the cinema, therefore close to all shops, restaurants, bars and transport facilities of both Gloucester Road and South Kensington tube stations. Offered Furnished.

### Details

- 2 Double Bedrooms
- 2 Bathrooms
- Cloakroom
- 2 Inter-connecting Reception Rooms
- Kitchen
- Private Paved Garden
- wood floors
- Council Tax Band G







## Beaufort Street SW3



Approx. Gross Floor Area = 110 sq.meters • 1187 sq.feet



RAISED GROUND FLOOR

LOWER GROUND FLOOR

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

## Terms and Conditions

Available: Available Now For Long Let  
Price: £800 per week

## EPC Information

**Energy Performance Certificate**

Beaufort Street  
Chelsea  
LONDON  
SW3 6BU

Dwelling type: Ground floor flat  
Date of assessment: 5 September 2008  
Date of certificate: 6 September 2008  
Reference number: 0150-2805-6811-0508-2655  
Total floor area: 109 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**

Very energy efficient - lower running costs

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 will be.

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

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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	299 kWh/m <sup>2</sup> per year	208 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.3 tonnes per year	3.3 tonnes per year
Lighting	£101 per year	£51 per year
Heating	£478 per year	£436 per year
Hot water	£85 per year	£85 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 612 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**