



QUEENSGATE, SOUTH KENSINGTON, SW7.

Price
£1,000 per week

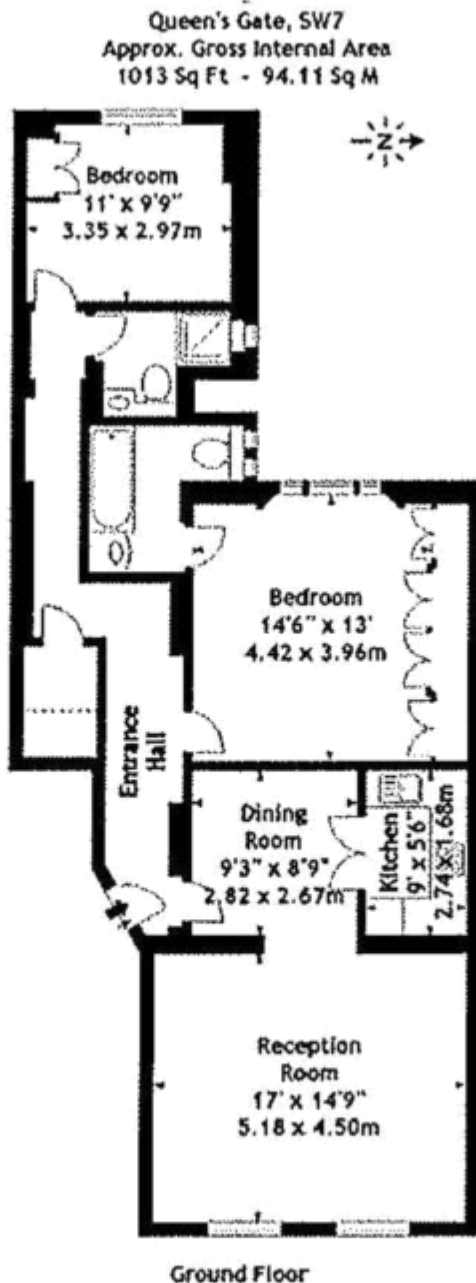
Lovely raised ground floor flat with period features attractively furnished in a traditional style available for short lets. This is a spacious 2 bedroom, 2 bathroom flat at over 1000 sq ft. It is situated at the north end of Queensgate just by Hyde Park. This central location provides easy access to the shops and restaurants of High Street Kensington and Knightsbridge. The property is extremely well presented with 2 traditionally furnished reception rooms and a well presented Kitchen. The flat has lovely period features. Available March to June and July to mid December. The rent includes a maid 3 hours a week and utilities. FURNISHED

Details

- 2 bedrooms
- bathroom
- shower room
- 2 reception rooms
- kitchen
- utilities included
- cleaner 2 hours a week included
- WiFi, standard satellite/cable package included

Council tax band G





Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Terms and Conditions

Available: Available 23/11/2015 For and Short Let
Price: £1,000 per week

EPC Information

Energy Performance Certificate

Flat 1 7 Queen's Gate
 LONDON
 SW7 5EH

Dwelling type: Mid-floor flat
 Date of assessment: 19 November 2008
 Date of certificate: 19 November 2008
 Reference number: 9019-1920-5219-5548-3014
 Total floor area: 88 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

Very energy efficient - lower running costs
 A
 B
 C
 D
 E
 F
 G
 Not energy efficient - higher running costs

Current: 70
 Potential: 76

England & Wales
 EU Directive 2002/91/EC

Environmental Impact Rating (CO₂)

Very environmentally friendly - lower CO₂ emissions
 A
 B
 C
 D
 E
 F
 G
 Not environmentally friendly - higher CO₂ emissions

Current: 70
 Potential: 76

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 (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	201 kWh/m ² per year	162 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	2.4 tonnes per year
Lighting	£83 per year	£41 per year
Heating	£221 per year	£295 per year
Hot water	£112 per year	£97 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.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT