



ENNISMORE GARDENS, KNIGHTSBRIDGE, SW7.

Price
£1,250 per week

Newly refurbished and highly unusual patio flat with flexible accommodation. 1463 sq ft. With a huge master bedroom leading onto a private sitting room and an additional living space between the master and the 2nd bedroom together with the main reception room, the flat is exceptionally spacious and offers various possibilities depending on personal needs. Quietly situated close to Hyde Park as well as the shops, transport and general amenities of Knightsbridge and South Kensington.

Details

- 2 Bedrooms
- 2 shower rooms
- large living/dining room
- library/tv area
- private sitting room/study off master bedroom
- Kitchen
- Patio garden
- lift
- Communal Gardens

Council tax band H

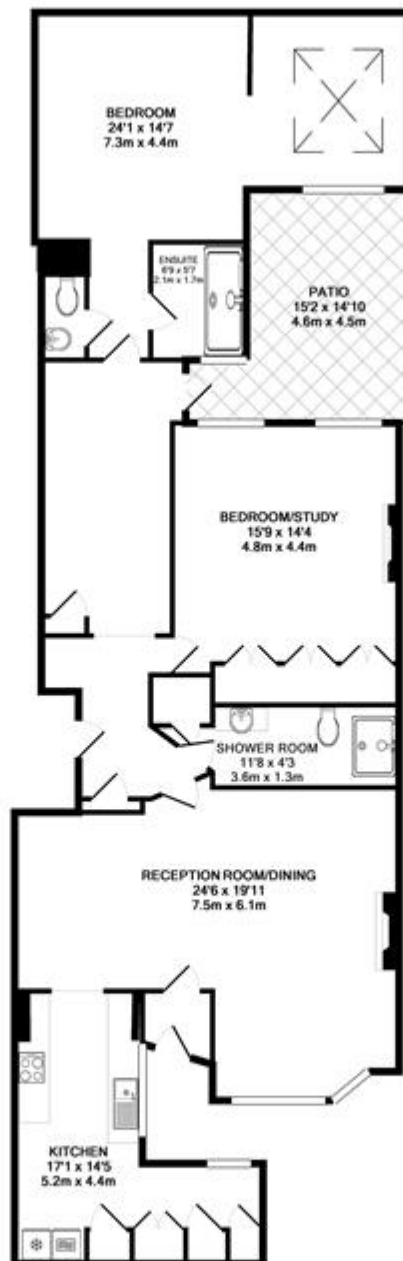
PLAZA estates

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ENNISMORE GARDENS SW7
TOTAL APPROX. FLOOR AREA 1463 SQ.FT. (136.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Terms and Conditions

Available: Available Now For Long Let
Price: £1,250 per week

EPC Information

Energy Performance Certificate

Flat F, 19 Ennismore Gardens, LONDON, SW7 1AA

Dwelling type: Basement flat **Reference number:** 2398-4035-6268-5605-2054
Date of assessment: 21 August 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 24 August 2015 **Total floor area:** 146 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,129
Over 3 years you could save	£ 930

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 252 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 930 over 3 years </div>
Heating	£ 2,361 over 3 years	£ 1,497 over 3 years	
Hot Water	£ 447 over 3 years	£ 450 over 3 years	
Totals	£ 3,129	£ 2,199	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
68	77

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 417	✔
2 Floor insulation (suspended floor)	£800 - £1,200	£ 129	✔
3 Low energy lighting for all fixed outlets	£20	£ 60	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT