



CHENISTON GARDENS, KENSINGTON W8.

Price
£610 per week

Spacious 2 bedroom apartment situated on the first floor with a private terrace. 732 sq ft. The property benefits from high ceilings, a spacious reception room leading to a private South facing terrace, ample storage in both double bedrooms, two full bathrooms and neutral decor in a classic style throughout. Offered Furnished.

The building has just been refurbished on the outside and looks smart and impressive. Cheniston Gardens is a quiet one-way street moments from High Street Kensington station on the Circle and District tube lines. Kensington Gardens is a short walk from the property and all of the shops and restaurants of Kensington are closeby.

Details

2 Bedrooms
2 Bathrooms
Reception Room
Kitchen
Terrace
Council Tax Band F



Cheniston Gardens W8



Approx. Gross Floor Area = 69 sq.meters • 744 sq.feet



FIRST FLOOR

For illustrative purposes only. Not drawn to Scale. Prepared by Swan Photography 07974 264576

Terms and Conditions

Available: Available 08/10/2015 For Long Let
Price: £610 per week

EPC Information

Energy Performance Certificate

Cheriton Gardens
LONDON
W8 5TH

Dwelling type: Mid floor flat
Date of assessment: 29 August 2008
Date of certificate: 30 August 2008
Reference number: 0051-2601-0498-0328-6735
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

Key energy efficient - lower energy 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 (CO₂) Rating

Key environmentally friendly - lower CO₂ 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 (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	321 kWh/m ² per year	212 kWh/m ² per year
Carbon dioxide emissions	2.5 tonnes per year	2.4 tonnes per year
Lighting	£59 per year	£29 per year
Heating	£200 per year	£270 per year
Hot water	£89 per year	£89 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.energyratingtool.org.uk/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT