



## BROMPTON ROAD, KNIGHTSBRIDGE SW3

**Price**  
**£895 per week**

Ideal 6th floor flat quietly situated at the rear of the building overlooking Knightsbridge Village. The flat has wood floors and is in good order with modern kitchen and bathrooms and has the benefit of a lovely sit out balcony off the kitchen. Furnished in a modern style and with the advantage of excellent storage and good natural light. Superb location between South Kensington and Knightsbridge close to Hyde Park. This modern building is well managed and has a day porter.

### Details

- 2 bedrooms
- 2 bathrooms
- reception room
- kitchen
- balcony/terrace
- lift
- porter
- Council tax band F



Approx. gross internal area  
960 Sq Ft. / 89 Sq M.



## Terms and Conditions

Available: Available Now For Long Let  
Price: £895 per week

## EPC Information

**Energy Performance Certificate**

**Flat 8, 180, Brompton Road, LONDON, SW3 1HQ**

**Dwelling type:** Top-floor flat      **Reference number:** 8905-0280-9029-6897-7323  
**Date of assessment:** 18 July 2012      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 19 July 2012      **Total floor area:** 82 m<sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,573</b>
<b>Over 3 years you could save</b>	<b>£ 1,968</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 147 over 3 years	
Heating	£ 2,949 over 3 years	£ 1,128 over 3 years	
Hot Water	£ 330 over 3 years	£ 330 over 3 years	
<b>Totals</b>	<b>£ 3,573</b>	<b>£ 1,605</b>	

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**

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 Flat roof insulation	£850 - £1,500	£ 1,323	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 528	✓
3 Low energy lighting for all fixed outlets	£80	£ 117	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 122 1234 (standard national rates). 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**