



## BROMPTON ROAD, KNIGHTSBRIDGE SW3

**Price**  
**£950 per week**

Unusually spacious, bright 5th floor 2 bedroom flat. 1188 sq ft This ideal 2 bedroom flat is well proportioned and has superb storage. It has fabulous new bathrooms and modern furnishings and good modern kitchen. Wood floors in all the reception areas. This modern building is secure (with a day porter at a front desk) and is very well situated close to Harrods and South Kensington and only a short walk from Hyde Park.

### Details

- 2 bedrooms
- 2 bathrooms
- cloakroom
- reception room
- kitchen/breakfast room
- lift
- porter
- Parking available at extra cost
- Council tax band G





## FIFTH FLOOR



Reception Room  
21'3 x 18'6  
(6.5m x 5.6m)

Kitchen  
14'3 x 7'7  
(4.3m x 2.3m)

Bedroom  
14'6 x 11'5  
(4.4m x 3.5m)

Bedroom  
14'5 x 14'1  
(4.4m x 4.3m)

Balcony


Approx. gross internal area  
1188 Sq Ft. / 110.4 Sq M.



## Terms and Conditions

Available: Available Now For Long Let  
Price: £950 per week

## EPC Information

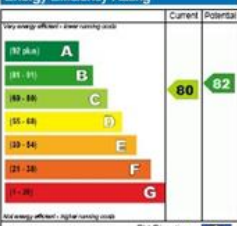
**Energy Performance Certificate** 

Flat 4  
150, Brompton Road  
LONDON  
SW3 1HQ

Dwelling type: Mid-floor flat  
Date of assessment: 17 August 2011  
Date of certificate: 25 August 2011  
Reference number: 8620-6528-6800-3993-6562  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 105 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**

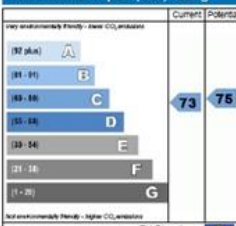


Very energy efficient - lower energy costs

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 are likely to 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	112 kWh/m <sup>2</sup> per year	102 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.0 tonnes per year	2.9 tonnes per year
Lighting	£115 per year	£57 per year
Heating	£274 per year	£284 per year
Hot water	£115 per year	£115 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

 Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**