



BASIL STREET, KNIGHTSBRIDGE, SW3.

Price
£1,400 per week

Spacious 2 bedroom apartment situated on the 3rd floor of a well run portered mansion block in the heart of Knightsbridge. The apartment benefits from wooden floors throughout, a fully fitted modern eat-in kitchen, 2 spacious bathrooms with excellent water pressure, extensive storage and modern fixtures and fittings throughout. The 2 bedroom apartment is furnished in a neutral and contemporary style. This charming portered building has just been refurbished and has an elegant interior and attractive period style exterior together with excellent portered security. Basil Street is quietly situated between Harvey Nichols and Harrods and close to all the amenities of Knightsbridge and wonderful restaurants. FURNISHED. Approx 1200 sq ft

Details

- 2 Double Bedrooms
- 2 Bathrooms
- Reception Room
- Eat-In Kitchen
- Porter
- Lift
- Inclusive of Heating and Hot Water

Inclusive of Water Rates
Wood floor
Council Tax Band G



Total Approximate Gross Internal Area 110.0 sq. m (1183.8 sq ft)



Terms and Conditions

Available: Available 31/12/2015 For Long Let
Price: £1,400 per week

EPC Information

Energy Performance Certificate

Lincoln House
Basil Street
LONDON
SW3 1AW

Dwelling type: Mid-floor flat
Date of assessment: 04 February 2010
Date of certificate: 08 February 2010
Reference number: 8490-6822-5500-6314-0902
Type of assessment: RdSAP, existing dwelling
Total floor area: 101 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

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G	55	55

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 Rating (CO₂)

Rating	Current	Potential
A		
B		
C		
D		
E		
F	55	55
G		

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	298 kWh/m ² per year	295 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	4.9 tonnes per year
Lighting	£77 per year	£55 per year
Heating	£687 per year	£672 per year
Hot water	£285 per year	£285 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 temperatures, 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.

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. 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