



BROMPTON ROAD, SW3

Price
£2,275,000

A fabulous refurbished three bedroom flat, overlooking Pelham Street, extending to 1111 sq ft. In a popular block with day porter and lift, this first floor flat has been refurbished to a high standard with quality fittings and has a separate store room which can be used as a study or guest room. Crompton Court is superbly located for the restaurants and shops of Brompton Cross and Walton Street and a short walk from South Kensington tube station, with the amenities of Chelsea and the Kings Road close by as well as the amenities of Knightsbridge and Harrods.

Details

- Double Reception Room
- 3 Bedrooms
- Ensuite Bathroom
- Shower Room
- Fitted Kitchen
- Block Heating/Hot Water
- Part Double Glazing
- Lift

Entry Phone
Day Porter



17 CROMPTON COURT BROMPTON ROAD LONDON SW3

Gross Internal Area: 94 Sq. metres
Excluding Store 1013 Sq. feet
Gross Internal Area: 103 Sq. metres
Including Store 1111 Sq. feet



Terms and Conditions

Tenure: 98 years
 Service Charge: £4,910.00
 Borough: Kensington & Chelsea
 Price: £2,275,000

EPC Information

Energy Performance Certificate

Flat Crompton Court
 Brompton Road
 LONDON
 SW3 2AP

Dwelling type: Mid floor flat
 Date of assessment: 1 June 2010
 Date of certificate: 02-Jun-2010
 Reference number: 0471-2869-6567-9500-0371
 Type of assessment: RGSAP, existing dwelling
 Total floor area: 91 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

Very energy efficient - lower running 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 (CO₂) Rating

Very 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	216 kWh/m ² per year	207 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	3.2 tonnes per year
Lighting	£36 per year	£49 per year
Heating	£433 per year	£443 per year
Hot water	£128 per year	£128 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.

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