



## KNIGHTSBRIDGE, SW1X

**Price**  
**£2,050,000**

Located on the top floor (lift) of this red-brick Victorian mansion building in the heart of Knightsbridge, this unmodernised purpose built flat, comprising 1000 sq ft, features an internal aspect over the central light well of the block and benefits from plenty of natural light and a lease of 236 years. Entered via a recently refurbished communal entrance, the property has a 24 hour porter service and is moments from the green and open spaces of Hyde Park. Internally, the apartment requires complete modernisation and could be reconfigured to offer more modern living (subject to the usual consents). Park Mansions contains the flagship Burberry store of Knightsbridge corner and is within easy walking distance of the amenities and world famous shopping of Sloane Street.

### Details

Reception Room  
3 Bedrooms  
Bathroom  
Kitchen  
Block Central Heating/Hot Water  
Entryphone

Lift  
24 Hour Porterage



## Park Mansions Knightsbridge, SW1



Approx. Gross Floor Area = 92 sq.meters • 1000 sq.feet



### SEVENTH FLOOR

For illustrative purposes only. Not to scale. Prepared by swan photography 07974 264576

## Terms and Conditions

Tenure:	236 years
Ground Rent:	£400.00
Service Charge:	£8,000.00
Borough:	Westminster
Council Tax Band:	H
Council Tax:	£1,345.48
Price:	£2,050,000

## EPC Information

**Energy Performance Certificate**

90, Park Mansions, Knightsbridge, LONDON, SW1X 7QU

Dwelling type:	Mid-floor flat	Reference number:	9228-7072-7291-0312-6970
Date of assessment:	12 September 2012	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	13 September 2012	Total floor area:	86 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>£ 2,391</b>
<b>Over 3 years you could save</b>	<b>£ 1,233</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 150 over 3 years	
Heating	£ 1,779 over 3 years	£ 675 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	
<b>Totals</b>	<b>£ 2,391</b>	<b>£ 1,158</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**

	Current	Potential
Very energy efficient - lower running costs		82
(82-91) A		
(69-81) B		
(55-68) C	64	
(39-54) D		
(21-38) E		
(11-20) F		
Not energy efficient - higher running costs		

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 Internal or external wall insulation	£4,000 - £14,000	£ 711	✓
2 Draught proofing	£80 - £120	£ 72	✓
3 Low energy lighting for all fixed outlets	£45	£ 108	

See page 3 for a full list of recommendations for this property.

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 123 1234 (standard national rate). 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**