



## OVINGTON SQUARE, SW3

**Price**  
**£2,700,000**

A wonderful 3 bedroom third floor balcony flat (with lift) extending to 1116 sq ft, set in this handsome period building in the heart of Knightsbridge. The flat features views over the communal garden square and views of the London skyline. The excellent location means Harrods is just 200 yards from the property and the amenities of South Kensington and Chelsea are close by.

### Details

- Reception Room
- 3 Bedrooms
- En-suite Bathroom
- Shower Room
- Kitchen
- Independent Heating/Hot Water
- Lift
- Entryphone
- Balcony
- Resident Parking Permits Available

# PLAZA estates

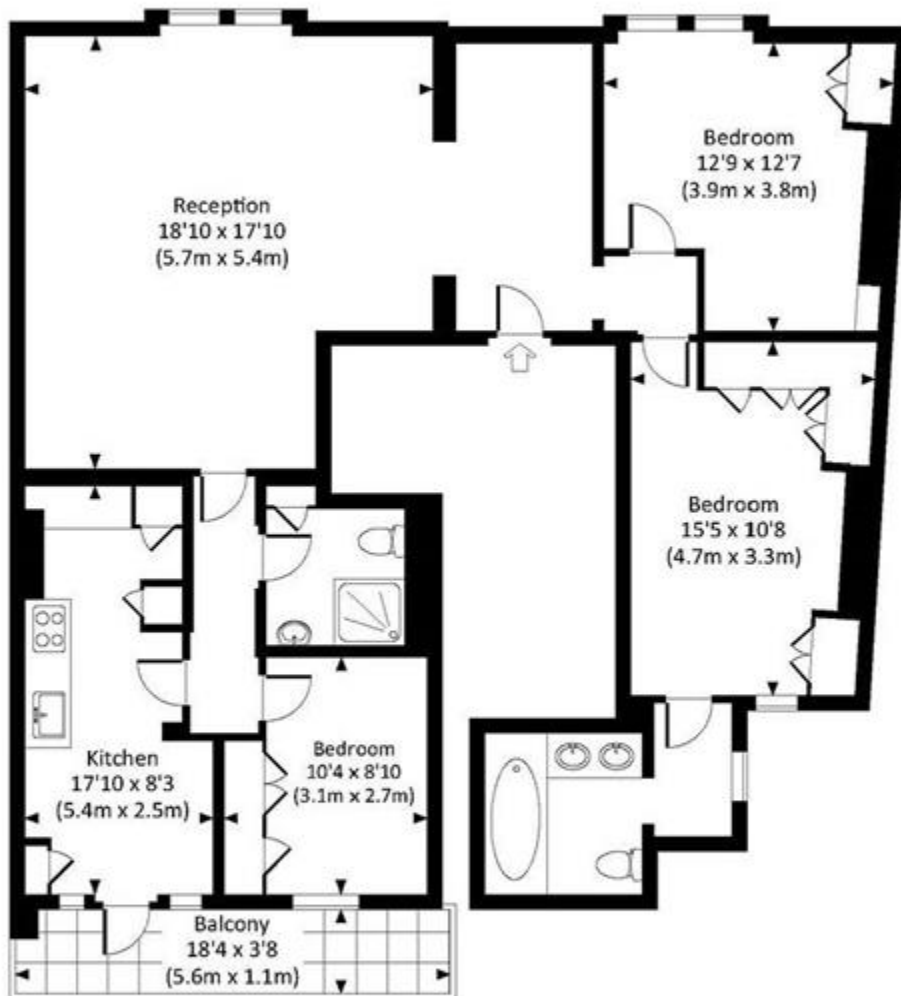
[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

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## OVINGTON SQUARE, SW3

Approx. gross internal area  
1116 Sq.Ft. / 103.7 Sq.M.



THIRD FLOOR

 All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2015 www.dowlingjones.com 020 7615 9933

## Terms and Conditions

Tenure: 126 years  
 Borough: Kensington & Chelsea  
 Council Tax Band: H  
 Council Tax: £2,124.66  
 Price: £2,700,000

## EPC Information

Energy Performance Certificate

Flat 2, 2-4 Ovington Square, LONDON, SW3 1LN

Dwelling type: Mid-floor flat      Reference number: 8854-7620-2029-8842-2002  
 Date of assessment: 02 October 2014      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 09 October 2014      Total floor area: 121 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

Estimated energy costs of dwelling for 3 years:	£ 2,628
Over 3 years you could save	£ 1,218

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 216 over 3 years	 You could save £ 1,218 over 3 years
Heating	£ 1,980 over 3 years	£ 879 over 3 years	
Hot Water	£ 312 over 3 years	£ 315 over 3 years	
<b>Totals</b>	<b>£ 2,628</b>	<b>£ 1,410</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			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).
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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	£ 793	✔
2 Draught proofing	£80 - £120	£ 64	✔
3 Low energy lighting for all fixed outlets	£30	£ 106	

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**