



THURLOE PLACE, KNIGHTSBRIDGE, SW7

Price
£1,400 per week

Stylish 2nd floor 3 bedroom apartment, meticulously redesigned in a contemporary style. This smart mansion block with 24 hour portorage and lift is in a prime location between South Kensington and Knightsbridge, close to the museums and designer shopping and only a short walk from Brompton Cross and Chelsea. The flat has wood floors, underfloor heating, state of the art kitchen, surround sound and is furnished stylishly and elegantly throughout. FURNISHED. Approx 1175 sqft

Details

- 3 Double Bedrooms
- 3 Bathrooms
- Reception Room
- Dining Area
- Hallway
- Kitchen
- Balcony
- Lift
- 24 hour Portorage

Inclusive of Heating & Hot Water
Council Tax Band G



Empire House Thurloe Place, SW3

Approx. Gross Floor Area = 109 sq.meters • 1175 sq.feet



SECOND FLOOR


For illustrative purposes only. Not to scale. Prepared by Swan Photography 01435 863908

6EHBR

Terms and Conditions

Available: Available 10/10/2015 For Long Let
Price: £1,400 per week

EPC Information

Energy Performance Certificate 

Empire House, Thurloe Place, LONDON, SW7 2RU
 Dwelling type: Mid-floor flat
 Date of assessment: 09 October 2009
 Date of certificate: 10 October 2009
 Reference number: 8008-8220-6939-4221-2009
 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	84	80	84

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.

The environmental impact rating is a measure of this 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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	135 kWh/m ² per year	124 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	1.9 tonnes per year
Lighting	£85 per year	£43 per year
Heating	£104 per year	£200 per year
Hot water	£104 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT