



## BROMPTON SQUARE, KNIGHTSBRIDGE SW3

**Price**  
**£850 per week**

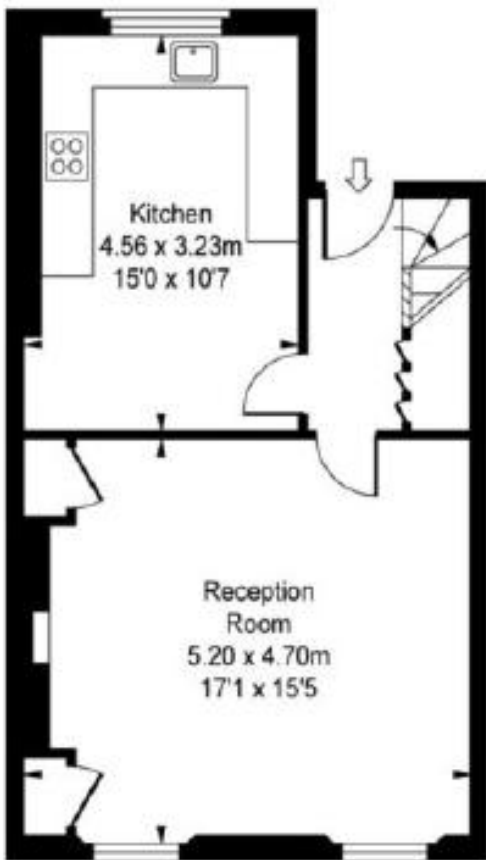
Light and neutrally decorated 3rd and 4th floor maisonette with wood style flooring. 1022 sqft. Great bright flat with a large eat-in kitchen and open views front and rear over gardens and terraces. Quietly situated at the bottom of Brompton Square away from Brompton road. The flat is moments from the many shops and restaurants of Knightsbridge and South Kensington and within easy reach of Chelsea and Sloane Square.

### Details

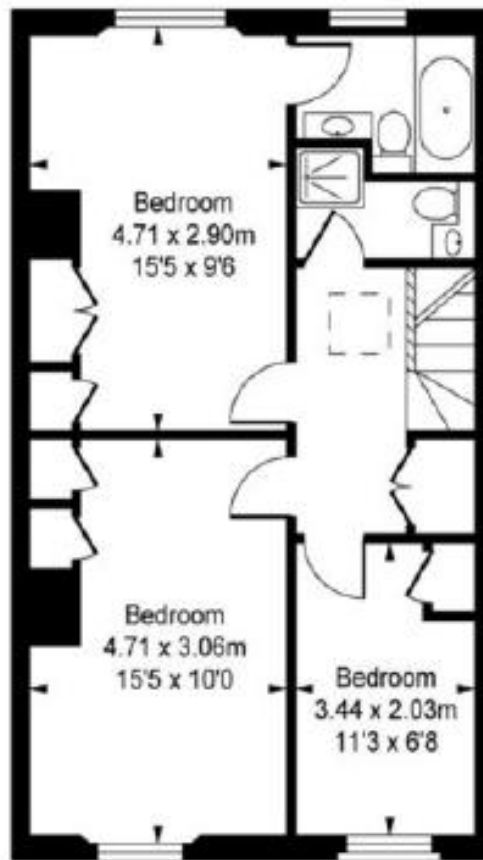
- 3 Bedrooms
- 2 Bathrooms
- Reception Room
- Kitchen/dining room
- Communal Garden
- wood floors
- Council Tax Band G



Approximate Gross Internal Area  
999 sq ft / 92.81 sq m



Third Floor  
Approximate Gross Internal Area  
475 sq ft / 44.13 sq m



Fourth Floor  
Approximate Gross Internal Area  
524 sq ft / 48.68 sq m

## Terms and Conditions

Available: Available Now For Long Let  
Price: £850 per week

## EPC Information

Energy Performance Certificate

Flat 5,  
38 Brompton Square,  
LONDON, SW3 2AF

Dwelling type: Top-floor maisonette  
 Date of assessment: 07 April 2009  
 Date of certificate: 07 April 2009  
 Reference number: 8381-8324-6530-9033-1002  
 Total floor area: 93 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (91-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (91-100) <b>A</b>
(81-90) <b>B</b>			(81-90) <b>B</b>
(71-80) <b>C</b>			(71-80) <b>C</b>
(61-70) <b>D</b>			(61-70) <b>D</b>
(51-60) <b>E</b>	63	65	(51-60) <b>E</b>
(41-50) <b>F</b>			(41-50) <b>F</b>
(31-40) <b>G</b>			(31-40) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions (1-30) <b>G</b>

**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.

**England & Wales** EU Directive 2002/91/EC  
 The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	280 kWh/m <sup>2</sup> per year	272 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.3 tonnes per year	4.2 tonnes per year
Lighting	£88 per year	£48 per year
Heating	£579 per year	£588 per year
Hot water	£107 per year	£107 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 512 912 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**