



QUEENSBERRY PLACE, SOUTH KENSINGTON SW7

Price
£1,800 per week

Immaculate and stunning, newly renovated, 1st floor 3 bedroom flat; beautiful period features combined with a sleek contemporary finish. The flat has wood floors, superb kitchen and bathrooms, under floor heating, ample storage and benefits from a wealth of natural light due to the high ceilings and large windows. Well presented and meticulously refurbished to an exacting standard to provide an elegant family home with excellent entertaining space. 1505 square feet.

Queensberry Place is situated just two minutes walk from South Kensington tube close to the wonderful amenities of South Kensington and to the French Lycee and Queensgate schools. Bute Street with its boutique neighbourhood shops and Saturday farmer's market is across the road. Offered Unfurnished/Furnished.

Details

- 3 Double Bedrooms
- 2 Bathrooms
- 1 Shower room
- Large Reception Room with lovely dining area
- Fitted Kitchen/Breakfast Room

Balcony
Terrace
Wood floor
Lift
Caretaker
Council Tax Band H





Queensbury Place SW7



Approx. Gross Floor Area = 139 sq.meters • 1505 sq.feet



FIRST FLOOR

For illustrative purposes only. Not drawn to Scale. Prepared by Swan Photography 07974 264576

Terms and Conditions

Available: Available Now For Long Let
Price: £1,800 per week

EPC Information

SAP
2-1000-1000-1000
Energy Performance Certificate

Queensberry Place, LONDON, SW7 2EB

Dwelling type: Mid-floor flat **Reference number:** 8992-8825-9740-8828-5928
Date of assessment: 28 May 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 30 May 2012 **Total floor area:** 135 m²

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:	£3,246
Over 3 years you could save	£282

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£199 over 3 years	£201 over 3 years	<div style="background-color: #008000; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £282 over 3 years </div>
Heating	£2,706 over 3 years	£2,421 over 3 years	
Hot Water	£342 over 3 years	£342 over 3 years	
Totals	£3,246	£2,964	

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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
E	B

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 Draught proofing	£80 - £120	£45	✔
2 Heating controls (thermostatic radiator valves)	£350 - £450	£123	✔
3 Secondary glazing to single glazed windows	£1,000 - £1,500	£111	✔

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT