



VINTNERS ROW, LAMONT ROAD, CHELSEA SW10.

Price
£950 per week

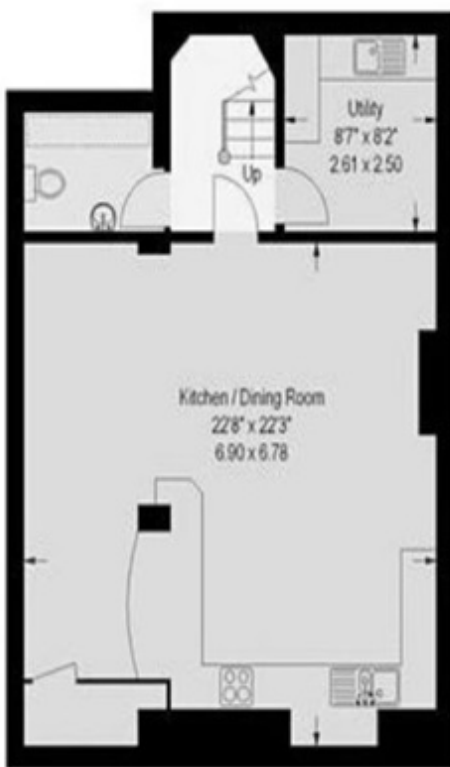
Modern 3 bedroom town house quietly located between the Fulham Road and the Kings Road. This lovely unfurnished house benefits from a superb kitchen/dining room with family area with wood floors on the lower ground floor. Total floor area 1580 sq ft.

Details

2/3 Bedrooms
2 Bathrooms
Reception Room
open plan Kitchen/Dining/Family Room
Study/Bedroom 3
wood floors



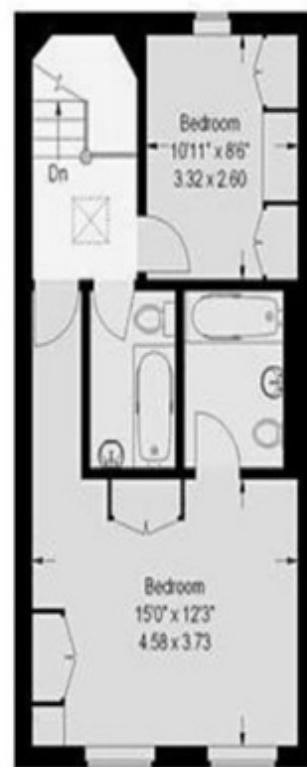
Approximate Gross Internal Area (Excluding Reduced Headroom / Void)
 1571 sq ft / 146 sq m
 Reduced Headroom = 9 sq ft / 0.8 sq m
 Total = 1580 sq ft / 146.8 sq m



Lower Ground Floor



Ground Floor




First Floor

Terms and Conditions

Available: Available Now For Long Let
Price: £950 per week

EPC Information

Energy Performance Certificate 

1 Vinthers Row,
Lamont Road Passage,
LONDON, SW10 0HL

Dwelling type: End-terrace house
Date of assessment: 11 September 2008
Date of certificate: 11 September 2008
Reference number: 8315-6721-5460-2069-2092
Total floor area: 145 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
70	79	67	76

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 will 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 (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	192 kWh/m ² per year	139 kWh/m ² per year
Carbon dioxide emissions	4.6 tonnes per year	3.3 tonnes per year
Lighting	£139 per year	£89 per year
Heating	£481 per year	£380 per year
Hot water	£156 per year	£114 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.

 Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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