



RUTLAND GATE, KNIGHTSBRIDGE, SW7

Price
£1,750 per week

Excellent 5th floor 3 bedroom flat flooded with natural light and offering far reaching views of London. 1416 sq ft. This bright and spacious apartment is well arranged and benefits from wood floors throughout. Elegantly furnished in a modern style, it also has smart, luxurious, bathrooms and a lovely eat-in kitchen. Most of the furniture can be removed by the landlord if required. This secure building with 24 hour porter is situated moments from Hyde Park in a particularly quiet garden square and is well situated for enjoying the benefits of the wide range of cafes, shops and restaurants of Knightsbridge and South Kensington. The building also has the benefit of some private parking available to residents on a rotational basis.

Details

- 3 Bedrooms
- 3 Bathrooms
- 2 Reception Rooms
- Eat-In Kitchen
- Lift
- private parking (subject to availability)
- 24 hour Porter

Council tax band H
wood floors

PLAZA estates

www.plazaestates.co.uk

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5TH FLOOR

ERESBY HOUSE SW7
TOTAL APPROX. FLOOR AREA 1416 SQ.FT. (131.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Terms and Conditions

Available: Available Now For Long Let
Price: £1,750 per week

EPC Information

Energy Performance Certificate

Flat 33 Eresby House, Rutland Gate, LONDON, SW7 1BG

Dwelling type: Mid-floor flat **Reference number:** 9948-5035-7273-3975-5950
Date of assessment: 14 July 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 14 July 2015 **Total floor area:** 88 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:	£ 3,639
Over 3 years you could save	£ 2,070

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 177 over 3 years	<div style="background-color: #4f81bd; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 2,070 over 3 years </div>
Heating	£ 2,532 over 3 years	£ 801 over 3 years	
Hot Water	£ 774 over 3 years	£ 491 over 3 years	
Totals	£ 3,639	£ 1,569	

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

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,482	✔
2 Low energy lighting for all fixed outlets	£125	£ 123	✔
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 357	✔

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 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