



ENNISMORE GARDENS, KNIGHTSBRIDGE SW7

Price
£1,600 per week

Spacious, stylish apartment situated on the ground floor of a smart portered block only moments from Hyde Park. The property has been tastefully refurbished in neutral tones with excellent, modern, bathrooms and kitchen and good storage. The flat benefits from direct access to the wonderful communal gardens at the rear of the building which are totally private and for the sole use of the residents of the building. This secure portered building is highly regarded and very well situated close to Hyde Park and the amenities of Knightsbridge and South Kensington and walking distance to St Nicholas school and Imperial College.

Details

- 3 Double Bedrooms
- 3 Bathrooms/shower rooms
- Guest Cloakroom
- Reception Room
- kitchen
- Communal Gardens
- Porter
- Rent includes Heating and Hot Water

Council tax band H



Approx. Gross Floor Area = 162 sq.meters • 1746 sq.feet




GROUND FLOOR

Terms and Conditions

Available: Available Now For Long Let
Price: £1,600 per week

EPC Information

Energy Performance Certificate 

Flat 1 Kingston House South,
Ennismore Gardens,
LONDON,
SW7 1NF

Dwelling type: Mid-floor flat
Date of assessment: 04 November 2009
Date of certificate: 04 November 2009
Reference number: 0448-1960-6279-6001-5044
Type of assessment: RdSAP, existing dwelling
Total floor area: 159 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
73	81	70	78

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.


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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	176 kWh/m ² per year	126 kWh/m ² per year
Carbon dioxide emissions	4.6 tonnes per year	3.4 tonnes per year
Lighting	£178 per year	£89 per year
Heating	£327 per year	£384 per year
Hot water	£179 per year	£179 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change 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.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT