



DRAYTON GARDENS, CHELSEA SW10

Price
£1,350 per week

Newly refurbished and interior designed 1st floor flat, quietly situated at the rear of the building. This smart flat has a lovely contemporary finish with wood floors in the reception areas, good ceiling heights, excellent modern eat-in kitchen and stylish bathrooms. All rooms are well proportioned and spacious. Drayton Gardens is situated between the Old Brompton Road and Fulham Road and the flat is within easy walking distance of Gloucester Road tube. There are many shops and restaurants in the area which is popular with families.

Details

- 3 Bedrooms
- 2 Bathrooms
- Double Reception Room
- Kitchen/Dining Room
- Lift
- Balcony
- Wood floors
- Hot Water charge included in the Rent

Council Tax Band G





Approximate Gross Internal Area
1173 sq ft / 109 sq m



Terms and Conditions

Available: Available Now For Long Let
Price: £1,350 per week

EPC Information

Energy Performance Certificate

Flat 7 Priory Mansions, 90, Drayton Gardens, LONDON, SW10 9RG

Dwelling type: Mid-floor flat **Reference number:** 8162-7921-0430-1124-0926
Date of assessment: 24 September 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 26 September 2012 **Total floor area:** 117 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:	£ 3,447
Over 3 years you could save	£ 1,686

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 204 over 3 years	
Heating	£ 2,748 over 3 years	£ 1,208 over 3 years	
Hot Water	£ 351 over 3 years	£ 351 over 3 years	
Totals	£ 3,447	£ 1,761	

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

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 measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,218	✔
2 Draught proofing	£80 - £120	£ 96	✔
3 Low energy lighting for all fixed outlets	£130	£ 128	

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 upfront cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT