



## DRAYCOTT AVENUE, CHELSEA, SW3.

**Price**  
**£2,500 per week**

Newly decorated and well presented, furnished, 1st floor 3 bedroom apartment (1313 square feet) situated only moments from Sloane Square. This modern apartment has beautiful walnut wood floors in the living areas and a fabulous modern kitchen/dining room. The flat is quietly situated in a well maintained mansion block in the heart of Chelsea and benefits from a resident caretaker. The amenities of Brompton Cross, Sloane Square, Kings Road and Walton Street are moments away. South Kensington tube is within easy walking distance too.

### Details

- 3 Bedrooms
- 2 Bathrooms/showers
- Reception Room
- Eat In Kitchen
- Wood floors
- Lift
- Caretaker
- Rent is inclusive of Heating and Hot Water

Council Tax Band H

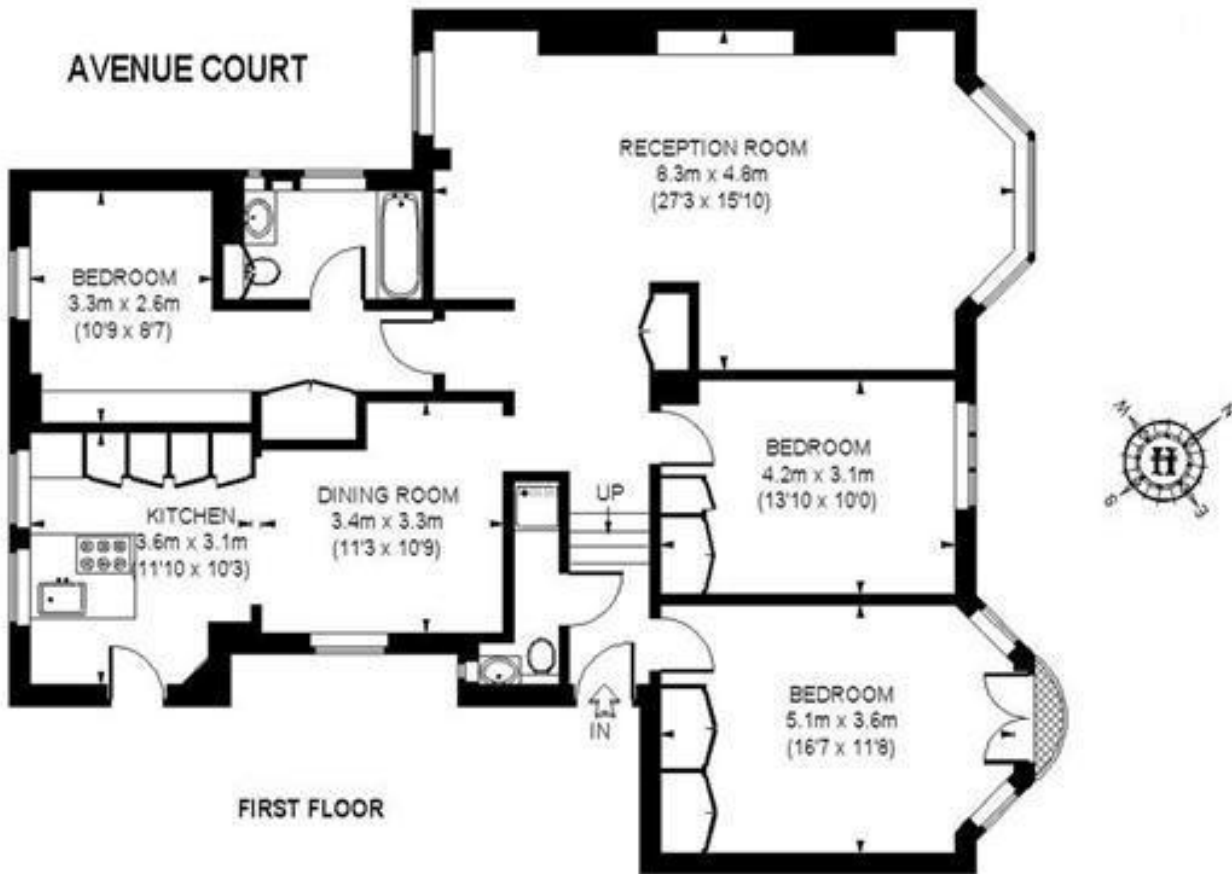


# PLAZA estates

[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

Knightsbridge Office, 51 Beauchamp Place, London SW3 1NY Tel: 020-7596-6999 Fax: 020-7581-7005






APPROXIMATE GROSS INTERNAL AREA = 1313 SQ. FT. (122 SQ. M.)

## Terms and Conditions

Available: Available Now For Long Let  
Price: £2,500 per week

## EPC Information

**Energy Performance Certificate** 

Flat 4, Avenue Court,  
23-29, Draycott Avenue,  
LONDON, SW3 3BU

Dwelling type: Mid-floor flat  
Date of assessment: 21 June 2008  
Date of certificate: 21 June 2008  
Reference number: 6295-6626-4450-6809-1022  
Total floor area: 128 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
61	63	57	59

**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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	273 kWh/m <sup>2</sup> per year	0 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.6 tonnes per year	5.3 tonnes per year
Lighting	£117 per year	£59 per year
Heating	£623 per year	£635 per year
Hot water	£106 per year	£106 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/anyhome](http://www.energysavingtrust.org.uk/anyhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**