



## GROSVENOR SQUARE W1

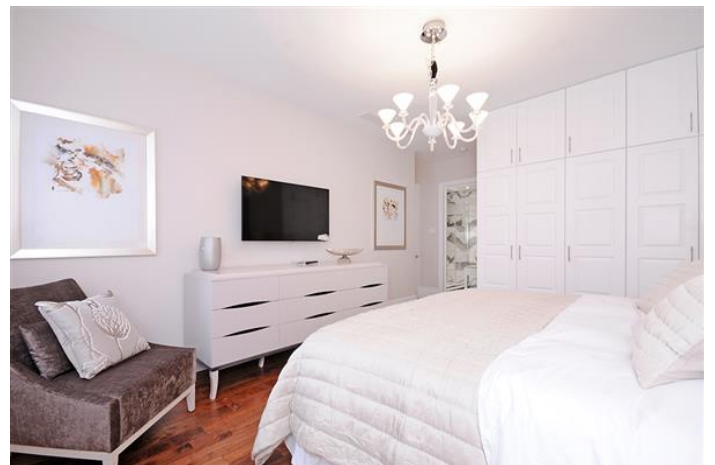
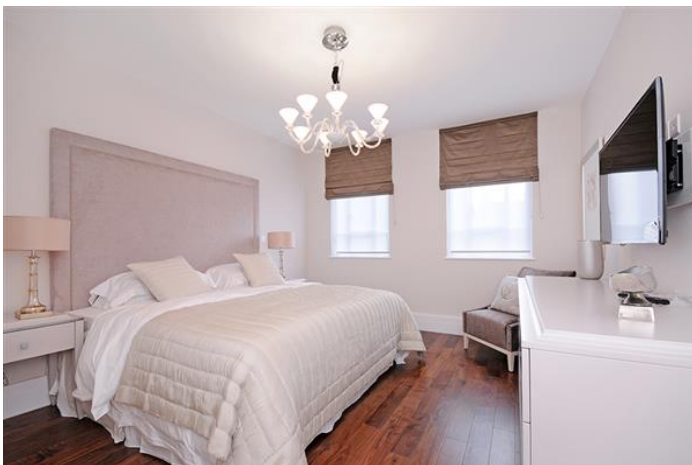
**Price**  
**£3,500 per week**

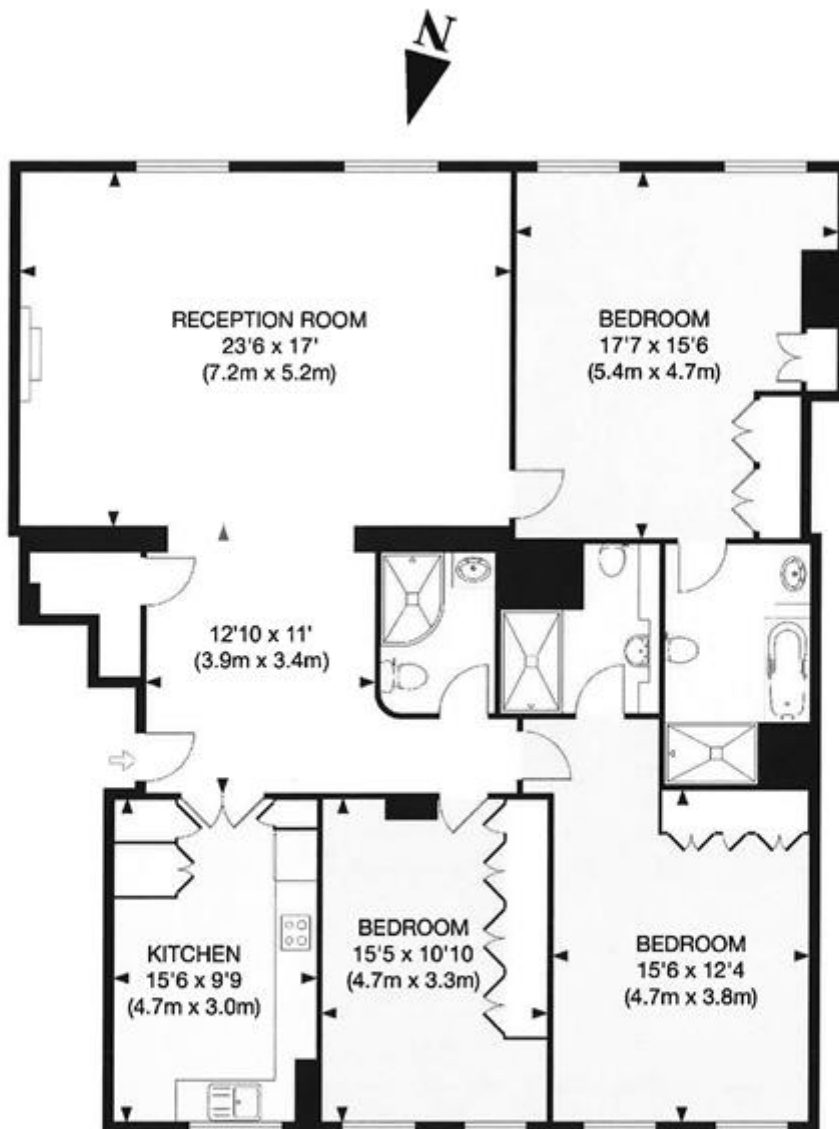
Fantastic property in wonderful location. Wonderful three bedroom apartment that has been recently refurbished to the highest of standards. The property has an excellent kitchen and bathrooms is air conditioned and has panoramic views over the square gardens. The property is located in this prestigious garden square in the heart of Mayfair, within minutes walk of Hyde Park and Oxford Street.

### Details

- 3 bedrooms
- 3 bathrooms
- double reception room
- kitchen
- lift
- porter







SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1599 SQ FT / 149 SQ M


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This floorplan is for illustration purposes and may not truly reflect design or dimensions and should not be used for valuation or condition purposes .

## Terms and Conditions

Available: Available Now For Long Let  
Price: £3,500 per week

## EPC Information

**Energy Performance Certificate** 

**Flat 6, 17 Grosvenor Square, LONDON, W1K 6LB**


Dwelling type: Mid-floor flat Reference number: 0001-2869-7570-9427-0361  
Date of assessment: 21 March 2013 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 22 March 2013 Total floor area: 154 m<sup>2</sup>

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.

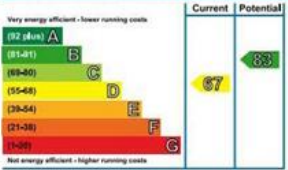
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,225</b>
<b>Over 3 years you could save</b>	<b>£ 1,587</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 441 over 3 years	£ 225 over 3 years	
Heating	£ 2,475 over 3 years	£ 1,104 over 3 years	
Hot Water	£ 309 over 3 years	£ 309 over 3 years	
<b>Totals</b>	<b>£ 3,225</b>	<b>£ 1,638</b>	

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	£ 876	✓
2 Draught proofing	£80 - £120	£ 120	✓
3 Low energy lighting for all fixed outlets	£160	£ 168	

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](http://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**