



## IFIELD ROAD, CHELSEA SW10.

**Price**  
**£675 per week**

Charming three bedroom property situated over the top two floors of a period conversion building with a wonderful west-facing roof terrace. 940 sq ft. The property is decorated in a modern neutral style and benefits from a decked terrace to the rear with leafy views.

Being located on Ifield Road the apartment is well situated between the Old Brompton Road and Fulham Road with their shopping and travel amenities. The closest Underground Stations are West Brompton (District Line and Main Line overland services) and Earls Court (District and Piccadilly Lines)

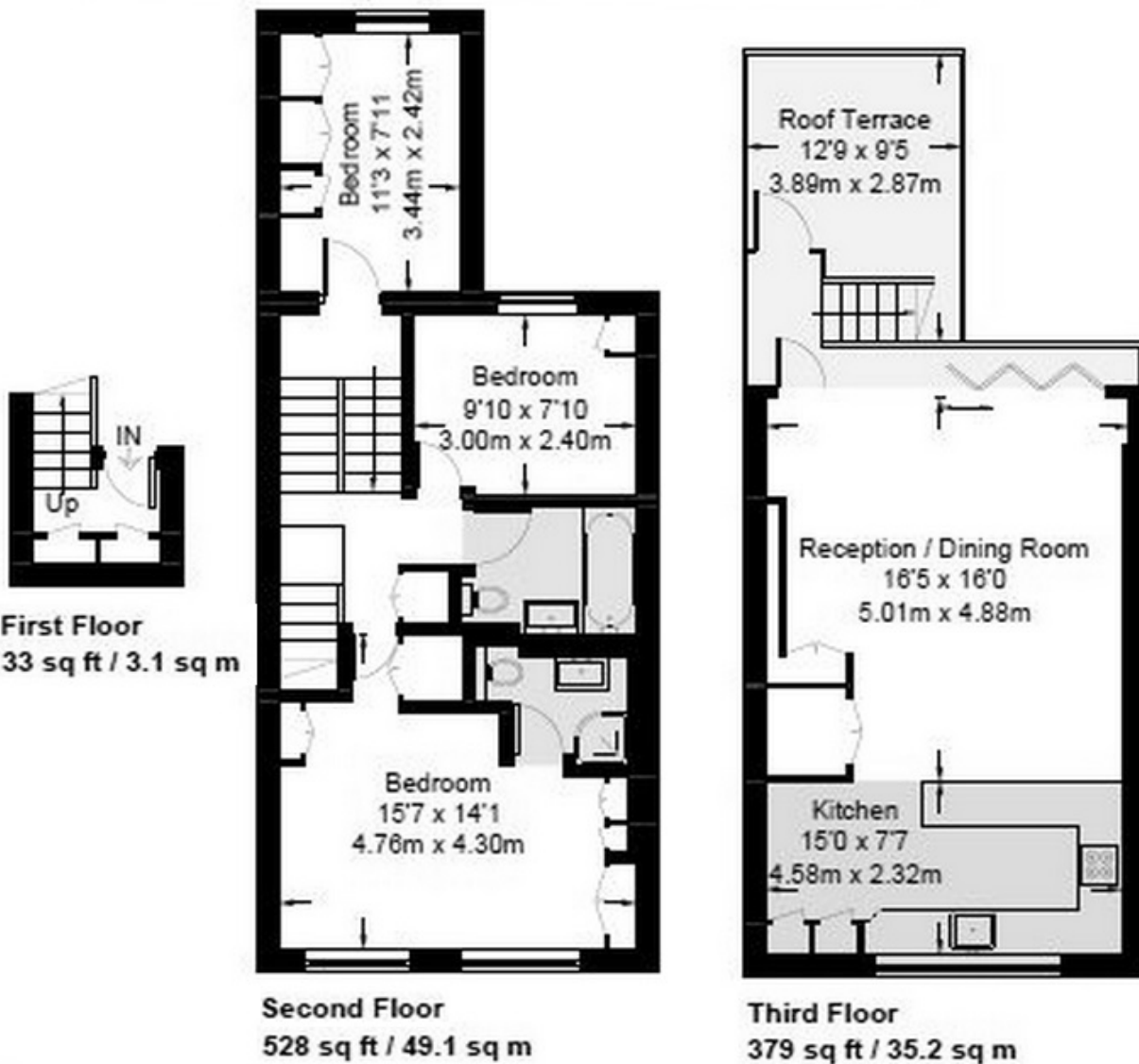
### Details

- 2/3 Bedrooms
- 3rd Bedroom/Study
- 2 Bathrooms
- Reception Room
- Kitchen
- Roof Terrace
- Council Tax band F



## Ifield Road

Approximate Gross Internal Area = 940 sq ft / 87.4 sq m



## Terms and Conditions

Available: Available Now For Long Let  
Price: £675 per week

## EPC Information

**Energy Performance Certificate**

**Flat 4, 104, Ifield Road  
LONDON  
SW10 9AD**

**Dwelling type:** Mid-floor maisonette  
**Date of assessment:** 17 February 2011  
**Date of certificate:** 18 February 2011  
**Reference number:** 9938-1078-6262-8639-9944  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 81 m<sup>2</sup>

This home's performance is rated in terms of 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**

**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.

**Environmental Impact (CO<sub>2</sub>) Rating**

**England & Wales** EU Directive 2002/91/EC

The environmental impact rating is a measure of a 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	323 kWh/m <sup>2</sup> per year	210 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.4 tonnes per year	2.8 tonnes per year
Lighting	£79 per year	£44 per year
Heating	£483 per year	£461 per year
Hot water	£330 per year	£114 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**