



CADOGAN SQUARE, KNIGHTSBRIDGE SW1.

Price
£1,800 per week

UNFURNISHED Attractive first floor flat with wood floors throughout. 1173 sq ft The flat has a spacious and light reception room with a small balcony and a view of the lovely square gardens. The master bedroom is well proportioned and situated at the rear overlooking a courtyard garden. This superb location with use of communal gardens and tennis court, is moments from Harrods and Sloane Square.

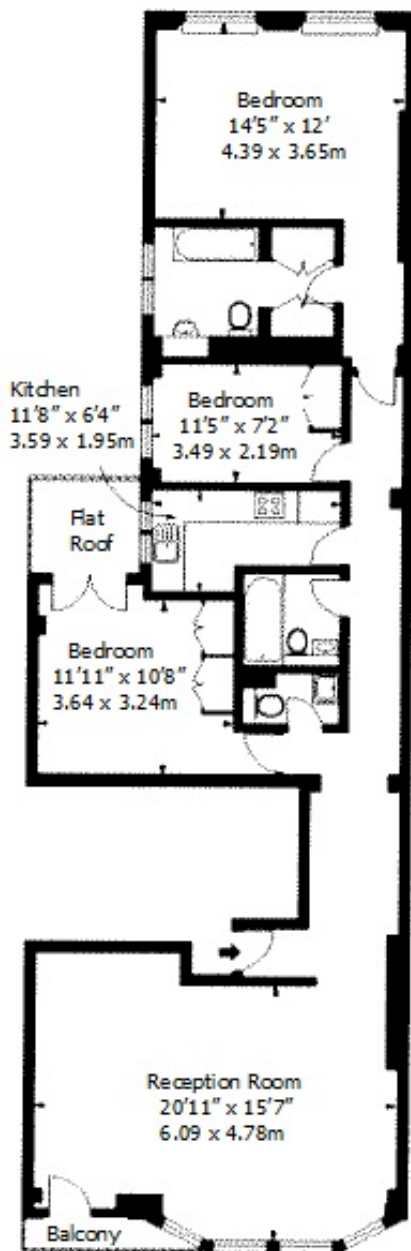
Details

- 3 bedrooms
- 2 bathrooms
- cloakroom
- reception room
- kitchen
- balcony
- communal gardens with tennis court
- caretaker
- inclusive of heating and hot water
- wood floors

Council tax band G



Approx Gross Internal Area
1173 sq ft / 109 sq m



First Floor

Terms and Conditions

Available: Available 15/10/2015 For Long Let
Price: £1,800 per week

EPC Information

Energy Performance Certificate

First Floor Flat 42 Cadogan Square
LONDON
SW1X 0JW

Dwelling type: Mid-floor flat
Date of assessment: 12 December 2008
Date of certificate: 15 December 2008
Reference number: 8673-8622-5639-1502-5098
Total floor area: 109 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

Current: G Potential: C

Environmental Impact Rating (CO₂)

Current: 57 Potential: 58

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.

The environmental impact rating is a measure of a 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 (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	259 kWh/m ² per year	251 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	4.7 tonnes per year
Lighting	£102 per year	£51 per year
Heating	£524 per year	£536 per year
Hot water	£125 per year	£125 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.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT