



OVINGTON SQUARE, KNIGHTSBRIDGE LONDON, SW3.

Price
£1,195 per week

Newly decorated stylish 3 bedroom flat situated on the favoured west side of this popular garden square in the heart of Knightsbridge. The flat is modern with period character benefiting from a private terrace, high ceilings and wood floors with spacious rooms and wonderful views of London Skyline and a communal garden square.

This excellent location has easy access to both Knightsbridge (Harrods) and Walton Street in Chelsea together with Hill House and The Knightsbridge Schools.

Details

- 3 Bedrooms
- 2 Bathrooms
- Reception Room
- Kitchen
- Lift
- Balcony
- Communal Gardens

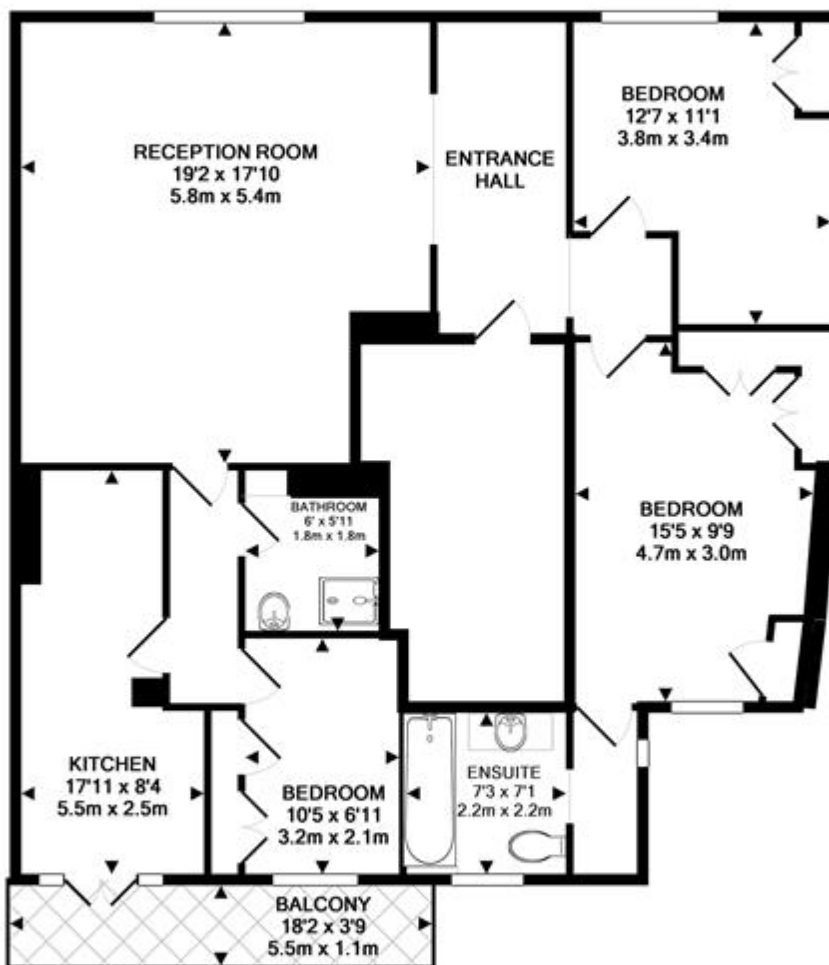
Council tax band G

PLAZA estates

www.plazaestates.co.uk

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OVINGTON SQUARE SW3

TOTAL APPROX. FLOOR AREA 1071 SQ.FT. (99.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Terms and Conditions

Available: Available 27/11/2015 For Long Let
Price: £1,195 per week

EPC Information

Energy Performance Certificate

Flat 2, 2-4 Ovington Square, LONDON, SW3 1LN

Dwelling type: Mid-floor flat Reference number: 8854-7620-2029-8842-2002
Date of assessment: 02 October 2014 Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 October 2014 Total floor area: 121 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:	£ 2,028
Over 3 years you could save	£ 1,218

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 218 over 3 years	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 1,218 over 3 years </div>
Heating	£ 1,980 over 3 years	£ 879 over 3 years	
Hot Water	£ 312 over 3 years	£ 315 over 3 years	
Totals	£ 2,628	£ 1,410	

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 measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 793	✓
2 Draught proofing	£80 - £120	£ 84	✓
3 Low energy lighting for all fixed outlets	£30	£ 108	

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 up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT