



## ST MICHAEL'S MEWS, BELGRAVIA SW1

**Price**  
**£1,995 per week**

Ideal 3 bedroom low built house in a gated development just behind Sloane Square This charming property comprises 1958 sq ft and is available furnished or unfurnished. With some wood floors and a large eat-in kitchen it works well for a family and has the outstanding feature of an underground garage accessed directly from the house. The interior of the property is neutrally decorated.

This quiet location (off Graham Terrace) is on the Belgravia/Sloane Square borders and is moments from many shops and restaurants as well as Sloane Square tube

### Details

- 3 bedrooms
- 2 bathrooms
- cloakroom
- reception room
- eat-in kitchen
- utility room
- underground garage
- terrace

resident estate manager  
wood floors  
high security  
council tax band H








## Terms and Conditions

Available: Available Now For Long Let  
Price: £1,995 per week

## EPC Information

### Energy Performance Certificate



8 St. Michael's Mews  
LONDON  
SW1W 8JZ

Dwelling type: Mid-terrace house  
Date of assessment: 01 June 2009  
Date of certificate: 02 June 2009  
Reference number: 0068-3056-6248-6221-6010  
Total floor area: 138 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

Rating	Current	Potential
Very energy efficient - lower running costs (91-100) <b>A</b>		
(81-90) <b>B</b>		
(71-80) <b>C</b>	75	78
(61-70) <b>D</b>		
(51-60) <b>E</b>		
(41-50) <b>F</b>		
(31-40) <b>G</b>		
Not energy efficient - higher running costs (1-30)		

England & Wales EU Directive 2002/91/EC

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

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (10-40) <b>A</b>		
(41-50) <b>B</b>		
(51-60) <b>C</b>	73	75
(61-70) <b>D</b>		
(71-80) <b>E</b>		
(81-90) <b>F</b>		
(91-100) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions (1-20)		

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 (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	160 kWh/m <sup>2</sup> per year	150 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.6 tonnes per year	3.4 tonnes per year
Lighting	£141 per year	£70 per year
Heating	£428 per year	£437 per year
Hot water	£128 per year	£128 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.



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.  
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 612 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**