



CADOGAN LANE, KNIGHTSBRIDGE SW1

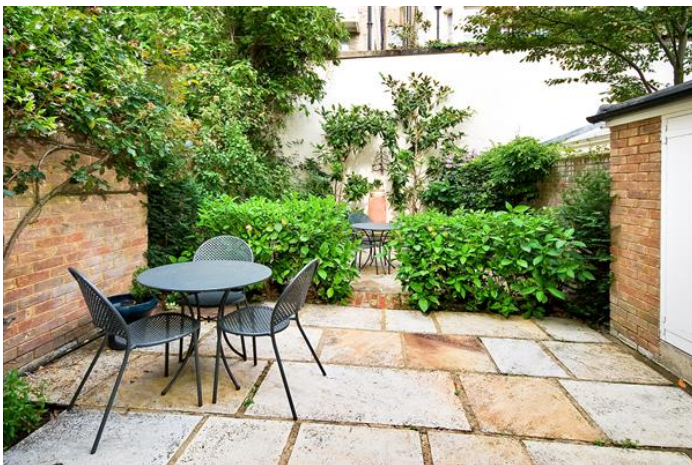
Price
£2,400 per week

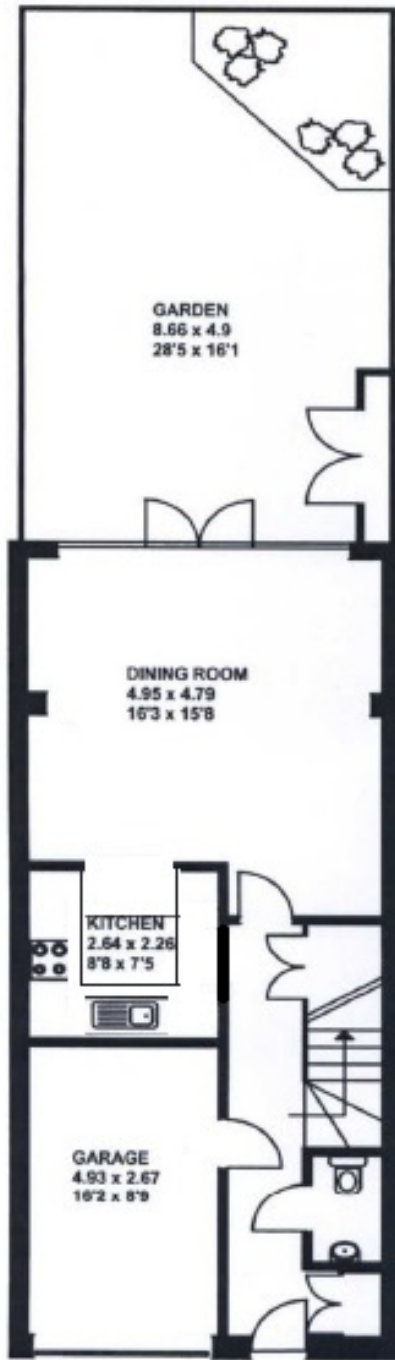
Excellent low built town house with a fabulous family room/dining room on the ground floor with french doors out to a delightful paved garden. This 3 bedroom house comprising 1689 square feet, is attractively decorated, has good modern bathrooms and benefits from off street parking and a garage. Cadogan Lane is a wonderfully quiet street running parallel to Sloane Street behind Cadogan Place Gardens. It is only a few minutes walk to Sloane Square and a short walk from the shops of Knightsbridge. Belgravia Waitrose is 2 minutes away.

Details

- 3 double bedrooms
- bathroom
- shower room
- cloakroom
- 2 reception rooms
- kitchen
- garden
- communal gardens

garage
off street parking
council tax band H

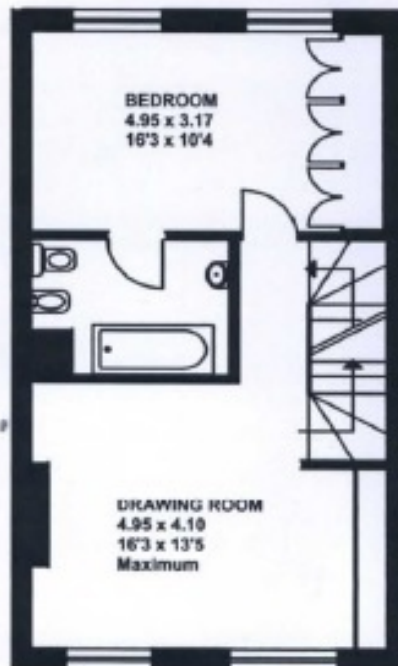




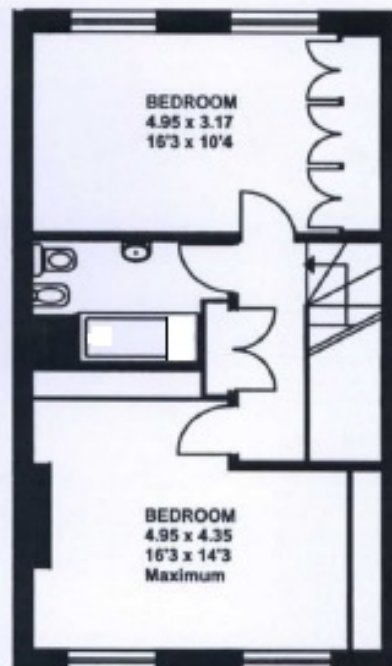
GROUND FLOOR

53 CADOGAN LANE LONDON SW1

Gross Internal Area Approx.
157 sq. metres 1689 sq. feet
Including Garage



FIRST FLOOR



SECOND FLOOR

Terms and Conditions

Available: Available Now For Long Let
Price: £2,400 per week

EPC Information

Energy Performance Certificate

53, Cadogan Lane
LONDON
SW1X 9DT

Dwelling type: Mid-terrace house
Date of assessment: 21 July 2011
Date of certificate: 27 July 2011
Reference number: 8449-8823-7100-5159-7026
Type of assessment: RdSAP, existing dwelling
Total floor area: 146 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

Key energy efficient - lower running costs

EU Directive 2002/91/EC

England & Wales

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 (CO₂) Rating

Key environmentally friendly - lower CO₂ emissions

EU Directive 2002/91/EC

England & Wales

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	215 kWh/m ² per year	139 kWh/m ² per year
Carbon dioxide emissions	6.0 tonnes per year	3.9 tonnes per year
Lighting	£124 per year	£62 per year
Heating	£932 per year	£826 per year
Hot water	£131 per year	£117 per year

You could save up to £382 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 temperature, 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.

Remember to look for the Energy Saving Trust Recommended tags 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