



CLAREVILLE STREET, SW7

Price
£6,500,000

The house has been literally re-built from behind its original facade to create an incredibly light and spacious contemporary home, with state of the art technology, underfloor heating and air conditioning. This is the blend of living space and bedrooms with the added bonus of an integral garage. Clareville Street is a small quiet one way street just off Hereford Square. Gloucester Road and South Kensington underground stations are within walking distance and the location also benefits from the numerous shops, restaurants and amenities in the area.

Details

- 2 Reception Rooms
- 4 Bedrooms
- 3 En-suite Bathrooms
- En-suite Shower Room
- Cloakroom
- Kitchen
- Terrace
- Patio

Integral Garage





Clareville Street, SW7

APPROX. GROSS INTERNAL AREA*
3100 Ft² / 287.99 M²

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key:
CH - Ceiling Height



© CGP Design Ltd.

Measurements and features shown are approximate and for illustrative purposes only. Whilst we don't doubt the accuracy of this floor plan, no responsibility is taken for any error or omission. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Terms and Conditions

Tenure: Freehold
 Borough: Kensington & Chelsea
 Price: £6,500,000

EPC Information

Energy Performance Certificate

44, Clareville Street, LONDON, SW7 5AW

Dwelling type: End-terrace house Reference number: 8885-7934-3720-7541-0906
 Date of assessment: 09 April 2015 Type of assessment: SAP, new dwelling
 Date of certificate: 11 May 2015 Total floor area: 285 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:	£ 2,955
Over 3 years you could save	£ 3

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 333 over 3 years	
Heating	£ 2,283 over 3 years	£ 2,283 over 3 years	
Hot Water	£ 339 over 3 years	£ 336 over 3 years	
Totals	£ 2,955	£ 2,952	<div style="background-color: #2ECC71; color: white; padding: 5px; display: inline-block; text-align: center;"> You could save £ 3 over 3 years </div>

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

Very energy efficient - lower running costs
 (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

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).

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 795

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT