



CADOGAN LANE, BELGRAVIA SW1

Price
£2,500 per week

Stunning, newly renovated low built house with delightful garden. Unfurnished. 1923 sq ft. Arranged over 3 floors only, the 4 bedroom property offers ideal family accommodation with 3 bedrooms together on one floor and a master bedroom on the floor below. All rooms are well proportioned and light and the house has excellent storage. The ground floor is a wonderful open plan kitchen with family room and conservatory style dining with doors out to a delightful well established garden. With limed oak floors in most reception areas and carpets in the bedrooms and a contemporary finish throughout combining some period details to create a practical, stylish and charming home. Cadogan Lane is a quiet street tucked away between Sloane Square and Pont Street on the Belgravia/Knightsbridge borders.

Details

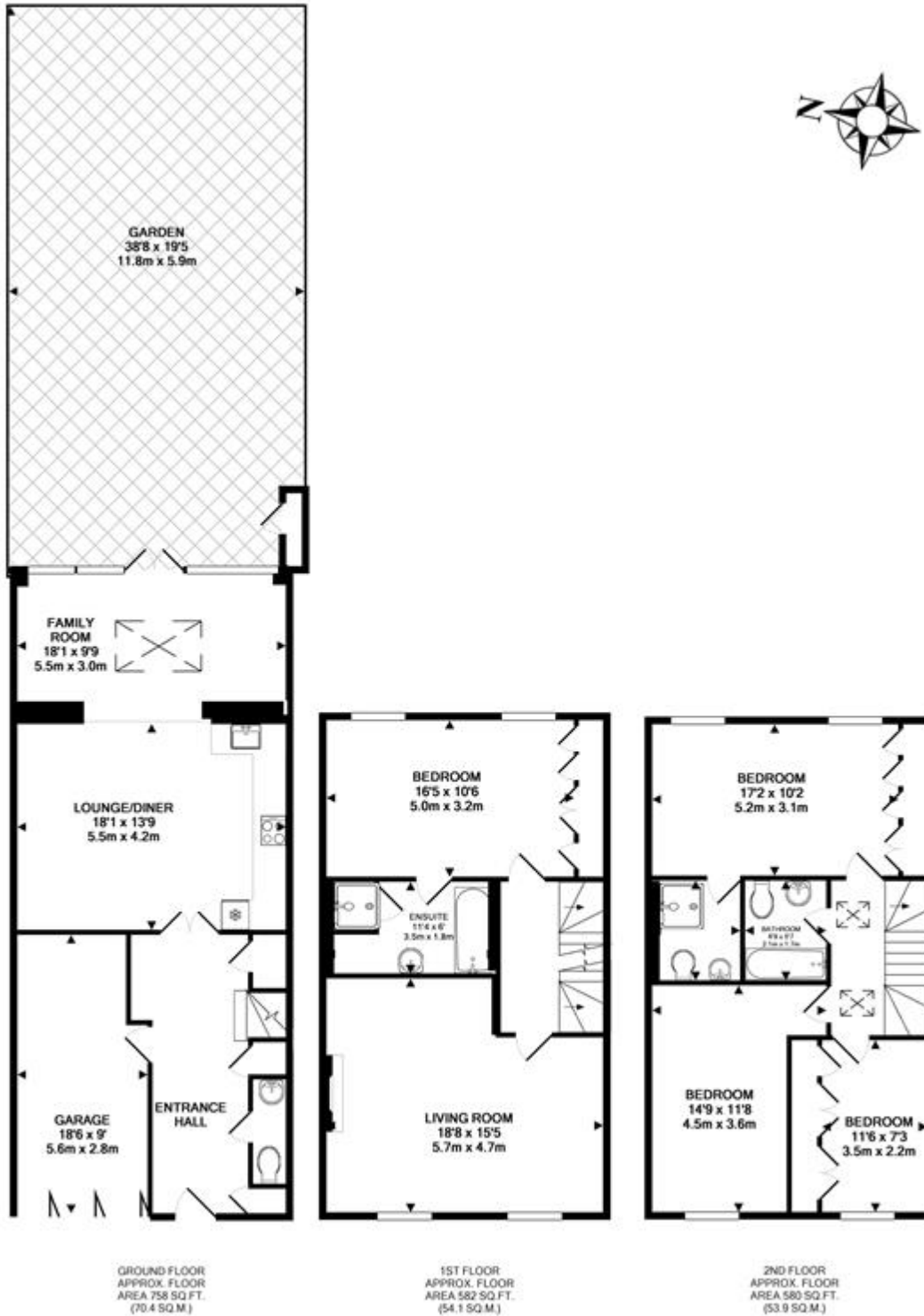
- 4 bedrooms
- 3 bathrooms
- cloakroom
- reception room
- Open plan Kitchen/family/dining room
- garden

access to communal gardens with tennis courts
garage
off street parking for one car
Council tax band H
Part furnished or Unfurnished









CADOGAN LANE SW1
TOTAL APPROX. FLOOR AREA 1923 SQ.FT. (178.7 SQ.M.)

Terms and Conditions

Available: Available 12/12/2015 For Long Let
Price: £2,500 per week

EPC Information

Energy Performance Certificate

31, Cadogan Lane, LONDON, SW1X 9DR

Drilling type: Mid-terrace house Reference number: 2068-2012-7297-2414-4910
 Date of assessment: 26 March 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 26 March 2014 Total floor area: 196 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:	£ 4,656
Over 3 years you could save	£ 918

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 252 over 3 years	
Heating	£ 3,951 over 3 years	£ 3,096 over 3 years	
Hot Water	£ 453 over 3 years	£ 390 over 3 years	
Totals	£ 4,656	£ 3,738	

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 Floor insulation	£800 - £1,200	£ 372	✔
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 198	✔
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 345	✔

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