



QUEENS GATE, KENSINGTON SW7

Price
£450,000

A delightful fifth (top) floor studio apartment extending to 296 sq ft with lift. Situated in this fabulous location moments from the fashionable shops, bars and restaurants of High Street Kensington and a short walk from the Imperial College and the open spaces of Hyde Park.

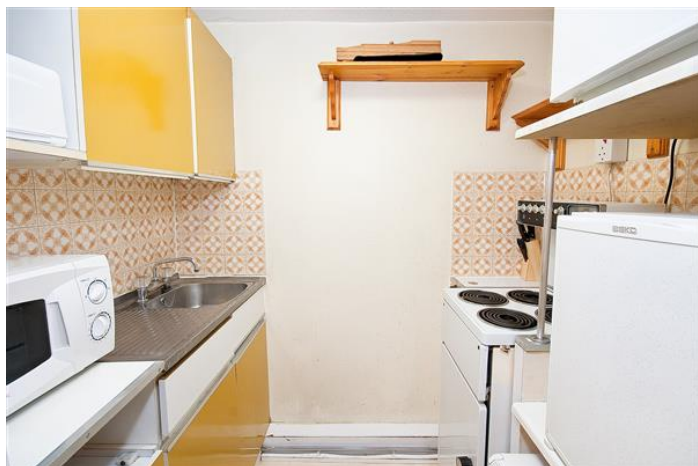
Details

Studio Room
Fitted Kitchen
Bathroom/WC
Lift
Communal Gas Central Heating & Hot Water
Residents Parking Permits Available

PLAZA estates

www.plazaestates.co.uk

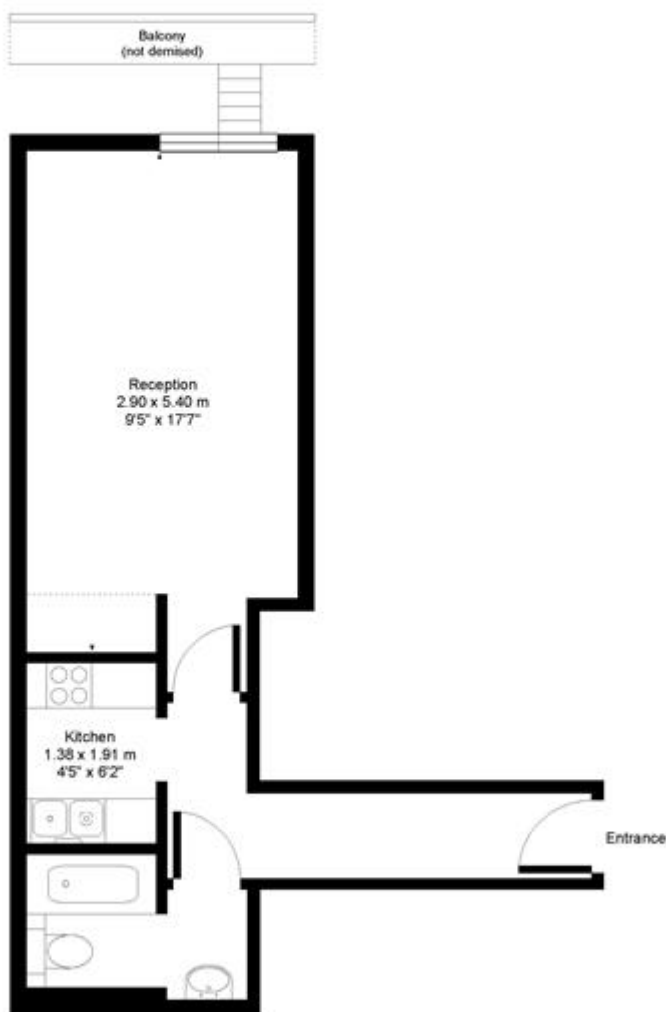
Knightsbridge Office, 51 Beauchamp Place, London SW3 1NY Tel: 020-7581-7646 Fax: 020-7581-7005



Queensgate SW7



Approx. Gross Floor Area = 27 sq.meters • 296 sq.feet



FIFTH FLOOR


For illustrative purposes only. Not drawn to Scale. Prepared by swan-photography.co.uk

Terms and Conditions

Tenure:	117 years
Ground Rent:	£35.00
Service Charge:	£2,800.00
Borough:	Kensington & Chelsea
Price:	£450,000

EPC Information

Energy Performance Certificate



Flat 40, 39-40 Queen's Gate, LONDON, SW7 5HR

Dwelling type:	Top-floor flat	Reference number:	8484-7025-2940-5398-3906
Date of assessment:	08 May 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	09 May 2014	Total floor area:	28 m ²

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:	£ 2,334
Over 3 years you could save	£ 636

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 84 over 3 years	£ 60 over 3 years	<div style="border: 2px solid green; padding: 5px; color: green; font-weight: bold;"> You could save £ 636 over 3 years </div>
Heating	£ 1,032 over 3 years	£ 420 over 3 years	
Hot Water	£ 1,218 over 3 years	£ 1,218 over 3 years	
Totals	£ 2,334	£ 1,698	

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

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 Flat roof insulation	£850 - £1,500	£ 904	✔
2 Low energy lighting for all fixed outlets	£ 10	£ 21	✔
3 Replace single glazed windows with low-E double glazing	£3,300 - £8,500	£ 114	✔

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/leavingenergy 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.

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT