



## SLOANE AVENUE, CHELSEA SW3.

**Price**  
**£360 per week**

Light and attractive studio apartment on the sixth floor of this popular 24 hour portered block. The flat benefits from wood flooring throughout, ample storage and a bright outlook making it the perfect pied à terre. Sloane Avenue is ideally located between South Kensington and Sloane Square and all the amenities, shops and restaurants of Chelsea. The rent is inclusive of heating and hot water. Offered furnished.

### Details

- Studio Room
- Bathroom
- Kitchen
- Lift
- Porterage
- Inclusive of Heating & Hot Water
- wood floors
- Council Tax Band D

# PLAZA estates

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## Terms and Conditions

Available: Available Now For Long Let  
Price: £360 per week

## EPC Information

Energy Performance Certificate

Fiat 643 Neil Gwynn House Sloane Avenue  
LONDON  
SW3 3BE

Dwelling type: Mid-floor flat  
Date of assessment: 24 April 2009  
Date of certificate: 27 April 2009  
Reference number: 0861-2614-6944-0121-3131  
Total floor area: 27 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**

England & Wales  
EU Directive 2002/91/EC

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

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	306 kWh/m <sup>2</sup> per year	301 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.4 tonnes per year	1.3 tonnes per year
Lighting	£19 per year	£13 per year
Heating	£195 per year	£196 per year
Hot water	£85 per year	£85 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.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its 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 512 912 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**