

CORNWALL GARDENS, London, SW7

£600 pw



Full Description

Exceptionally spacious and well-presented third-floor studio apartment (with lift) approximately 447 sq ft (41.6 sq m).

This bright, south-facing apartment offers an unusually generous living space, with a large separate kitchen and dining area, excellent storage and a well-proportioned reception room that can comfortably accommodate both living and sleeping areas. The property is offered fully furnished and benefits from the character and proportions of an attractive period building.

Ideally located in the heart of South Kensington, the property is just a two-minute walk from Gloucester Road Underground Station, with Kensington Gardens, Imperial College London and a wide range of shops, restaurants and amenities all within easy reach. For further information, please visit plazaestates.co.uk

Additional Information

Council Tax band: E

Features

- South-facing
- Large reception room/bedroom
- Separate kitchen and dining area
- Excellent storage
- Fully furnished
- Period building
- 2 minutes from Gloucester Road Underground Station
- Close to Kensington Gardens and Imperial College London
- Lift
- Communal Gardens

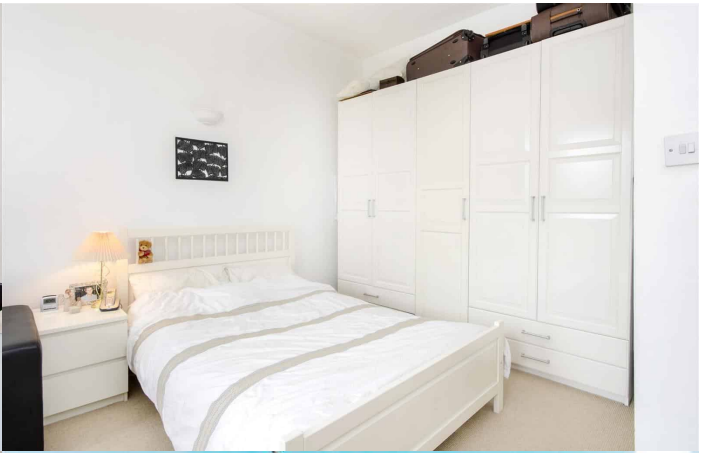
Contact Us

Plaza Estates

34 Beauchamp Place, London
SW3 1NU

T: 020 7596 6999

E: kb@plazaestates.co.uk



Energy Performance Certificate

HM Government

Flat 10a, 1-3 Cornwall Gardens, LONDON, SW7 4AJ

Dwelling type: Mid-floor flat
 Date of assessment: 17 July 2016
 Date of certificate: 17 July 2016

Reference number: 8131-7623-6209-8533-5992
 Type of assessment: RUSAP existing dwelling
 Total floor area: 41 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: **£ 1,299**

Over 3 years you could save: **£ 411**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 102 over 3 years	<div> <p>You could save £ 411 over 3 years</p> </div>
Heating	£ 753 over 3 years	£ 469 over 3 years	
Hot Water	£ 339 over 3 years	£ 318 over 3 years	
Totals	£ 1,299	£ 889	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

A B C D E F G

100-91 81-61 51-31 21-11 11-6 6-2 2-1

Not energy efficient - higher running costs

Current: D Potential: C

70 70

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). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

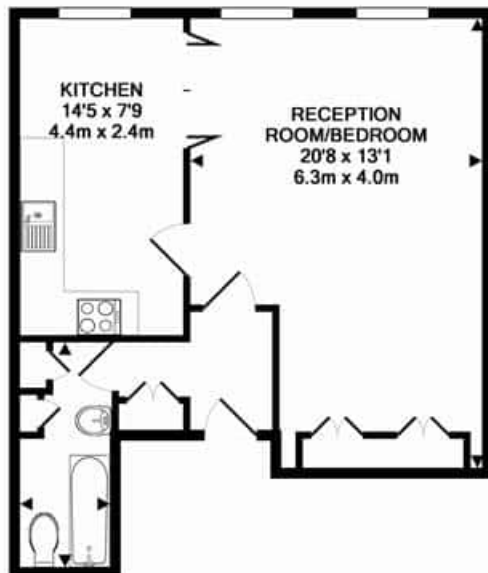
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 171
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 24
3. Low energy lighting for all fixed outlets	£20	£ 53

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 445292. The Green Deal may enable you to make your home warmer and cheaper to run.





CORNWALL GARDEN SW7
TOTAL APPROX. FLOOR AREA 447 SQ.FT. (41.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.