ENNISMORE GARDENS, London, SW7

£1,400 pw



Full Description

Beautifully refurbished and remodeled raised ground-floor apartment in this prestigious period building, opposite and with the right of access to the private Square Garden.

This 2 bedroom flat has been meticulously refurbished with modern amenities and fabulous contemporary shower rooms and kitchen whilst retaining the lovely period details. With a very special reception room boasting a splendid ornate fireplace with gas flame fire and bay window over looking the gardens, the flat is particularly quiet and peaceful. Ennismore Gardens is moments from Hyde Park and only a few minutes walk from all the shops, restaurants and cafes on Brompton Road. South Kensington and Knightsbridge underground stations are less than 10 minutes walk.

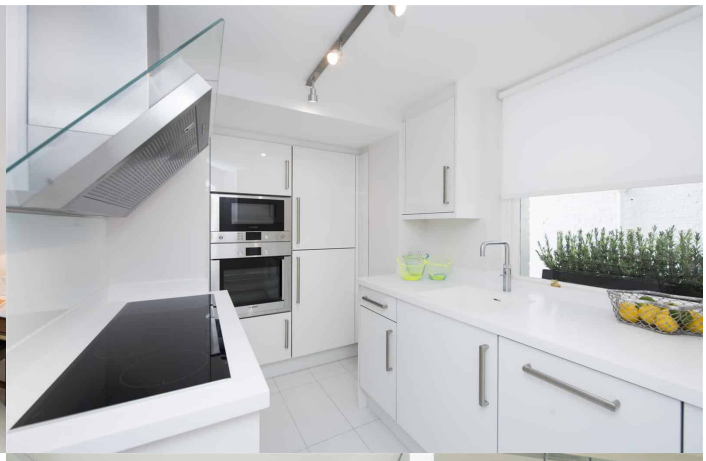
Features

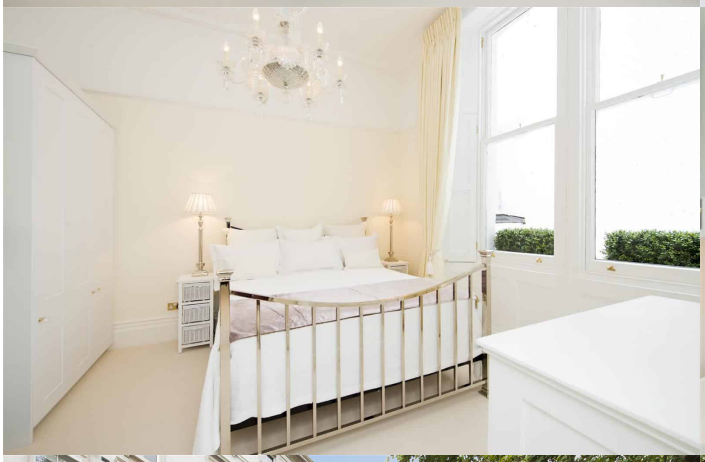
- 1 Bedroom
- 2 Shower Rooms
- Reception Room
- Large Study/Bedroom 2
- Kitchen
- Communal Gardens
- Westminster Council Tax Band G - £1746 per annum based on 2 people or more

Contact Us

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Energy Performance Certificate

SAP

Flat E, 19 Ennismore Gardens, LONDON, SW7 1AA

Dwelling type:	Ground-floor flat	**Reference number:**	2498-3070-6208-7365-8984
Date of assessment:	21 August 2015	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	24 August 2015	**Total floor area:**	99 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:	£ 3,090
Over 3 years you could save	£ 1,521

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 195 over 3 years	You could save £ 1,521 over 3 years
Heating	£ 2,406 over 3 years	£ 927 over 3 years	
Hot Water	£ 435 over 3 years	£ 447 over 3 years	
Totals	£ 3,090	£ 1,569	

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	63	
(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).

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,194	
2 Low energy lighting for all fixed outlets	£15	£ 45	
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 279	

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.





ENNISMORE GARDENS SW7 1AA FLAT E
TOTAL APPROX. FLOOR AREA 1090 SQ.FT. (101.3 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