

HERBERT CRESCENT, London, SW1X

£8,500 pw



Full Description

A recently refurbished, elegant and luxurious double fronted period house. 6050 sq ft. Furnished.

This exceptional property has been carefully renovated and redesigned to create a stylish and practical home for a discerning tenant. It has ideal family areas with fabulous reception space for comfortable family living as well as high level formal entertaining. The kitchen is linked to the dining room with a dumb waiter lift for ease of service. The house boasts a wonderful swimming pool and steam room and the lovely conservatory leading onto the rear terrace is a delightful addition. Such a well arranged, well proportioned and well thought through property of this high calibre is very hard to find. Situated between Harrods and Sloane Street. For further information please visit plazaestates.co.uk

Additional Information

Council Tax band: H

Features

- 7 Bedrooms (one with large walk in dressing room)
- 7 Bathrooms/Shower Rooms
- 4 Cloakrooms
- 4 Reception Rooms
- Kitchen
- Lift
- Utility Room
- Swimming Pool
- 2 Terraces and a Balcony
- Wood Floors

Contact Us

Plaza Estates

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Energy performance certificate (EPC)

4 Herbert Crescent LONDON SW1X 0HA	Energy rating D	Valid until:	13 June 2033
		Certificate number:	0310-2674-9260-2697-2725

Property type	Mid-terrace house
Total floor area	489 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	47 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60



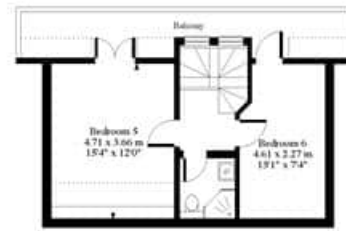
Herbert Crescent SW1



Approx. Gross Floor Area = 562 sq.meters • 6050 sq.feet (including cellar storage)



THIRD FLOOR



FOURTH FLOOR



FIRST FLOOR



SECOND FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 01435 863908

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LOWER GROUND FLOOR



RAISED GROUND FLOOR

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