

LINCOLN HOUSE, BASIL STREET, London, SW3

£2,795,000



Full Description

A spacious 2 bedroom apartment extending to 1281 sq ft on the third floor of a well run portered Victorian mansion block in the heart of Knightsbridge.

The apartment benefits from wooden floors throughout, a fully fitted modern eat-in kitchen, 2 spacious bathrooms, extensive storage and modern fixtures and fittings throughout. This charming period building has an elegant interior and attractive period style exterior together with excellent portered security. Basil Street is quietly situated between Harvey Nichols and Harrods and close to all the amenities of Knightsbridge and Sloane Square.

Additional Information

Annual Service Charge: 7078.8
Council Tax band: G

Features

- 2 Double Bedrooms
- 2 Bathrooms
- Reception Room
- Eat-in Kitchen
- Wood Floors
- Porter
- Lift

Contact Us

Plaza Estates

34 Beauchamp Place, London
SW3 1NU
T: 020 7581 7646
E: kb@plazaestates.co.uk



Energy Performance Certificate HM Government

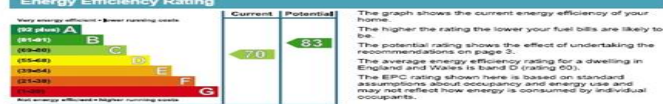
Flat 32 Lincoln House, Basil Street, LONDON, SW3 1AW
 Dwelling type: Mid-floor flat
 Date of assessment: 21 August 2020
 Date of certificate: 23 August 2020
 Reference number: 8006-1895-0322-6526-9003
 Type of assessment: RdSAP: existing dwelling
 Total floor area: 103 m²

Use this document for:
 • 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: £ 2,148
Over 3 years you could save: £ 888

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 249 over 3 years	
Heating	£ 1,521 over 3 years	£ 627 over 3 years	
Hot Water	£ 384 over 3 years	£ 384 over 3 years	
Totals	£ 2,148	£ 1,260	You could save £ 888 over 3 years

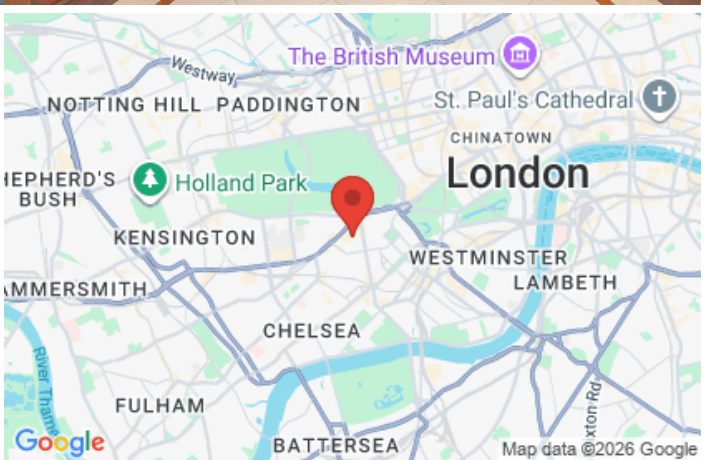
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



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	£ 562
2. Draught proofing	£80 - £120	£ 33
3. Replace single glazed windows with low-E double glazed windows	£3,500 - £6,500	£ 270

To find out more on what measures you can take to reduce your energy bills, visit www.gov.uk/government/consultations/energy-efficiency or call telephone 0800 444792. The Green Deal may enable you to make your home warmer and cheaper to run.



BASIL STREET, SW3

Approximate Gross Internal Area 119 sq m / 1281 sq ft



Third Floor