

LOWNDES SQUARE, London, SW1X

£2,950,000



Full Description

Situated on the second floor of an attractive portered building in Lowndes Square, this beautiful interior designed apartment boasts 3 bedrooms and 3 bathrooms extending to 1357 sq ft, complete with lift, air-conditioning and stunning garden views.

The living space is thoughtfully arranged featuring a spacious reception room with three west-facing windows that overlook the garden square. The main bedroom also benefits from the same views. In addition the 2 further bedrooms each have en-suite bathrooms and there is also a separate kitchen and a guest cloakroom. Positioned on the east terrace of Lowndes Square the property enjoys a prime location with easy access to Sloane Street and Brompton Road's exceptional shopping and transportation amenities. Hyde Park is just a short walk away and the charming village atmosphere of Motcomb Street adds to the neighbourhood's appeal.

Additional Information

Annual Service Charge: 18670
Council Tax band: H

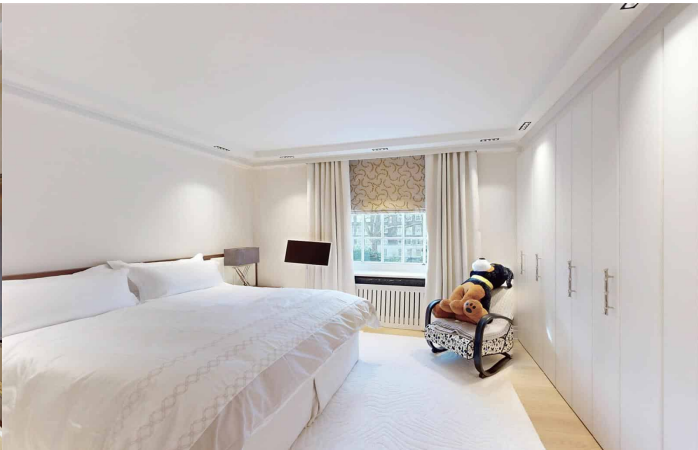
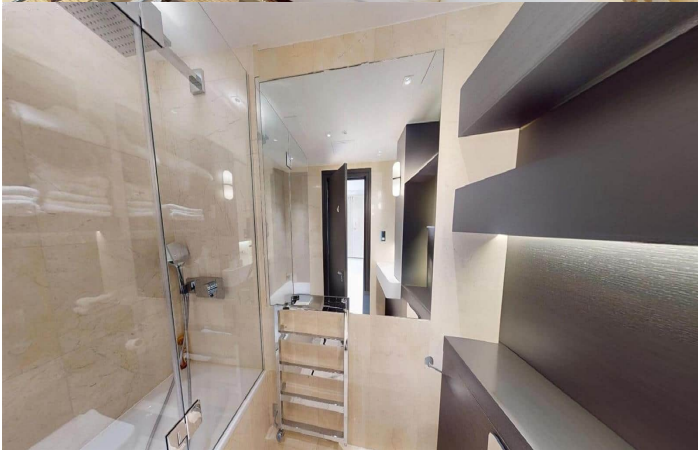
Features

- 3 Bedrooms
- 3 En-Suite Bath/Shower Rooms
- Guest Cloakroom
- Large Reception Room
- Kitchen
- Balcony
- Lift
- Porter

Contact Us

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Energy Performance Certificate

Fiat 9, 10, Lowndes Square, LONDON, SW1X 9HA
Dwelling type: Mid-floor flat
Date of assessment: 18 October 2019
Date of certificate: 21 October 2019
Use this document to:
* Compare current ratings of properties to see which properties are more energy efficient

Reference number: 9286-5961-6220-6751-2954
Type of assessment: RdSAP, existing dwelling
Total floor area: 117 m²

Estimated energy costs of dwelling for 3 years: £ 2,649

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 365 over 3 years	£ 365 over 3 years	
Heating	£ 1,690 over 3 years	£ 1,800 over 3 years	
Hot Water	£ 387 over 3 years	£ 387 over 3 years	Not applicable
Totals	£ 2,649	£ 2,649	

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

(92-100) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

1-10 **G**

Not energy efficient - higher running costs

Current	Potential
70	70

The graph shows the current energy efficiency of your home.

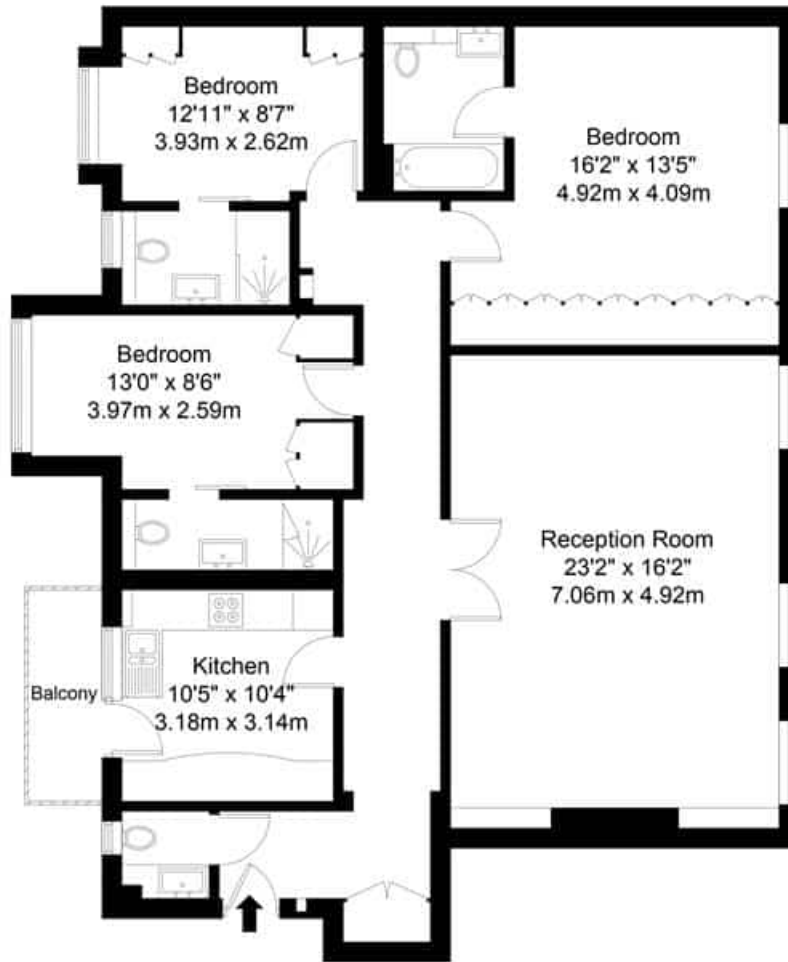
The higher the rating the lower your fuel bills are likely to be.

The 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.



Lowndes Square, SW1X



Second Floor

Total Gross Internal Area = 126.1 sq m / 1357 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice