QUEENS GATE GARDENS, London, SW7

£1,950 pw



Full Description

An extremely spacious family flat featuring an enormous reception room leading to a delightful patio garden. 1511 sq ft.

Queens Gate Gardens is ideally located between Gloucester Road tube station, South Kensington tube station, the Royal Albert Hall and Kensington Gardens, making it an ideal home to stay in while visiting the many attractions of London.
Available on a furnished basis for long and short lets.
Long let price: £1550 per week, plus electricity
Short let price: £1700 per week, plus electricity

For further information please visit plazaestates.co.uk

Additional Information

Council Tax band: G

Features

- 3 Bedrooms
- 3 Bathrooms
- Large Reception with Separate Dining Area
- Fitted Kitchen
- Private Patio Garden
- Communal Gardens
- RBKC Council Tax Band G - £2616 per annum (based on 2 people or more)

Contact Us

Plaza Estates
34 Beauchamp Place, London
SW3 1NU
T: 020 7596 6999
E: kb@plazaestates.co.uk

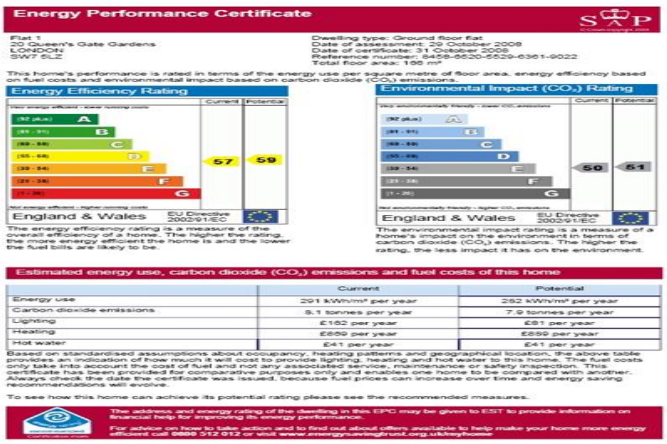












Energy Performance Certificate

SAP

Flat 1
20 Queen's Gate Gardens
LONDON
SW7 5LZ

Dwelling type: Ground floor flat
Date of assessment: 29 October 2008
Date of certificate: 31 October 2008
Reference number: 8458-6520-6529-6361-9022
Total floor area: 166 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	59
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO_2 emissions		
	50	61
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

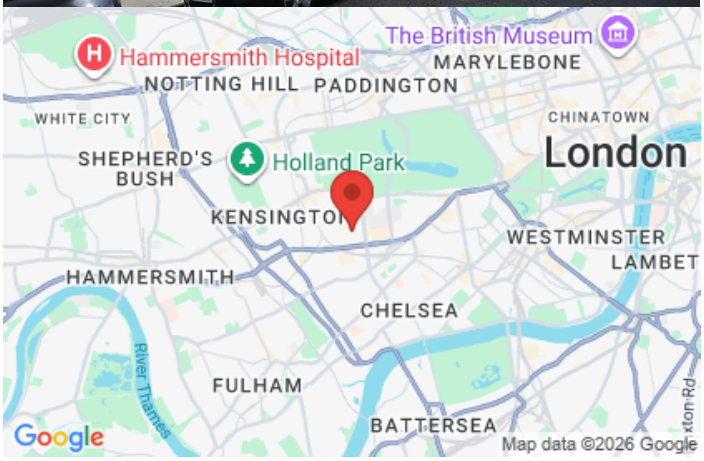
	Current	Potential
Energy use	291 kWh/m² per year	282 kWh/m² per year
Carbon dioxide emissions	8.1 tonnes per year	7.9 tonnes per year
Lighting	£182 per year	£81 per year
Heating	£859 per year	£859 per year
Hot water	£41 per year	£41 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome





GROSS INTERNAL
FLOOR AREA 1511 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1511 SQ FT / 141 SQ M