

THURLOE COURT, FULHAM ROAD, London, SW3

£1,800,000



Full Description

Modern third floor 2 bedroom flat (with lift) extending to 1005 sq ft overlooking the gardens of Pelham Crescent.

Entered via a smart communal entrance, this bright contemporary flat has well proportioned rooms, good storage, wood floors and excellent design. Situated close to South Kensington tube station moments from Brompton Cross (Walton Street, Sloane Avenue and Brompton Road are all nearby) as well as being walking distance from Sloane Square. This well run building has a resident porter.

Additional Information

Tenure Years Remaining: 141
Council Tax band: G

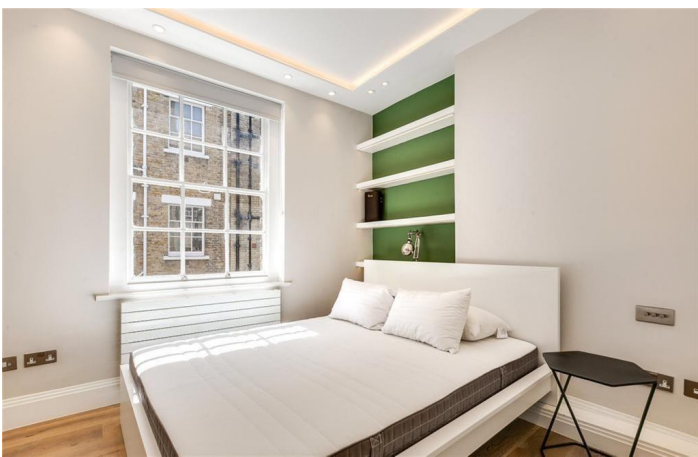
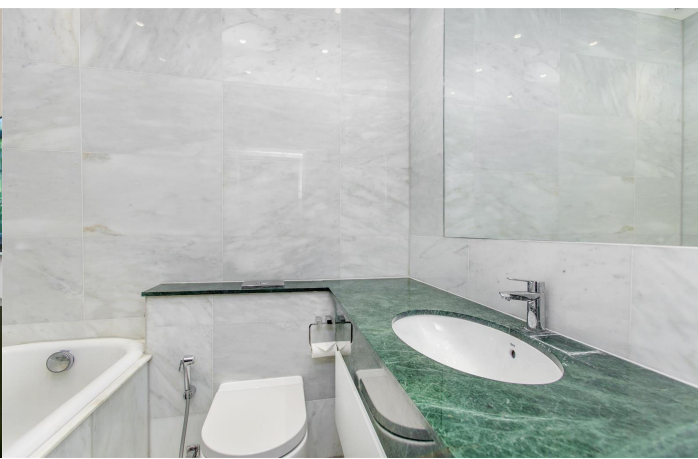
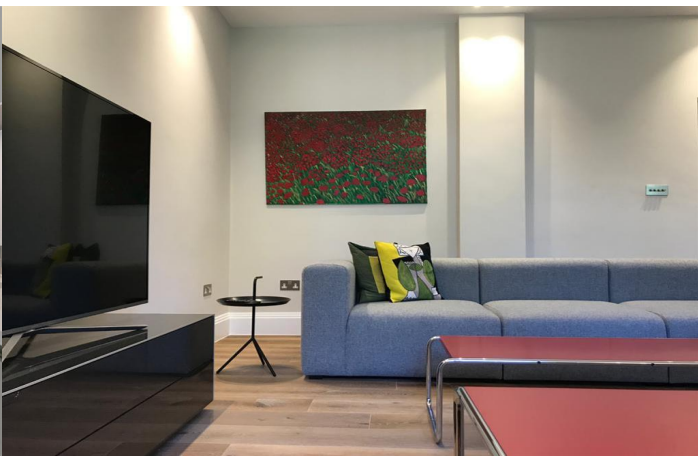
Features

- 2 Bedrooms
- 2 Bath/Shower Rooms
- Cloakroom
- Reception Room
- Kitchen
- Wood Floors
- Lift
- Porter

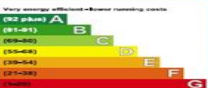
Contact Us

Plaza Estates

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Energy Performance Certificate		 HM Government	
Flat 30 Thurloe Court, Fulham Road, LONDON, SW3 6SB			
Dwelling type:	Mid-floor flat	Reference number:	8302-4986-9629-9996-3833
Date of assessment:	18 August 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	18 August 2017	Total floor area:	90 m ²
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:			£ 2,118
Over 3 years you could save			£ 561
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 169 over 3 years	£ 169 over 3 years	
Heating	£ 1,107 over 3 years	£ 519 over 3 years	
Hot Water	£ 822 over 3 years	£ 849 over 3 years	
Totals	£ 2,118	£ 1,557	You could save £ 561 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.			
Energy Efficiency Rating			
This 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). 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.			
Very energy efficient - lower heating costs		Current	Potential
		70	78
Very energy efficient - higher heating costs			
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	£ 561
To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444702. The Green Deal may enable you to make your home warmer and cheaper to run.			



THURLOE COURT SW3

TOTAL APPROX. FLOOR AREA 1005 SQ.FT. (93.4 SQ.M.)

