



Sloane Court East London SW3

£3,750 Per Week - Available 12/08/2019

150
YEARS

HAMPTONS
INTERNATIONAL

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****SHORT LET** ALL BILLS INCLUDED** A fantastic four bedroom house quietly situated in the heart of Chelsea. The property has the rare benefit of direct access to the elegant communal gardens and private garage. Furnished/unfurnished
4 Bedrooms | 3 Bathrooms | Cloakroom | Communal Garden | Unfurnished/ Furnished | Garage.

Description

****SHORT LET** ALL BILLS INCLUDED** A fantastic four bedroom house quietly situated in the heart of Chelsea. The property has the rare benefit of direct access to the elegant communal gardens and private garage. This family home, which has been neutrally decorated throughout with wood flooring in the reception, has excellent entertaining space, high ceilings and staff accommodation. There is a private garage. Well-located just 5 minutes walk from Sloane Square tube and the Kings Road. It is also a short walk away from Battersea Park. Offered furnished or unfurnished.

Situation

Sloane Court East is a prestigious Chelsea address ideally located for the many fashionable

amenities along King's Road and Knightsbridge. Sloane Square underground is a moments walk and offers both the district and the circle lines.

Furnishing

Furnished



Hallway



External rear

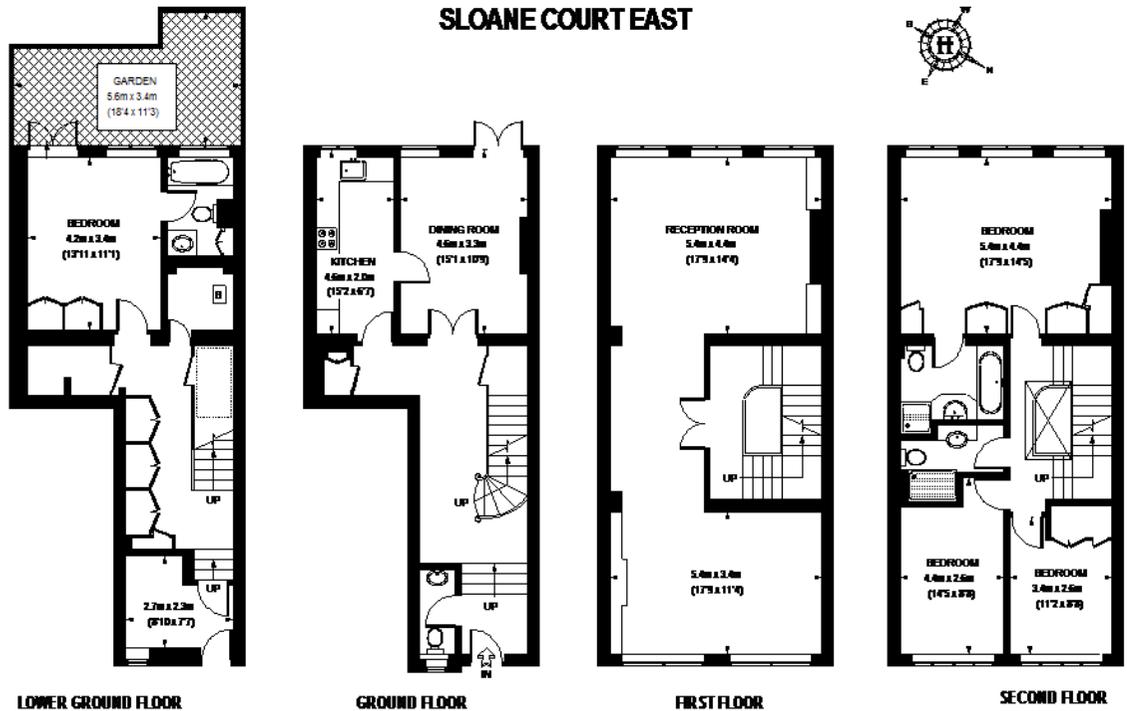
Hamptons Sloane Square Lettings

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— REDUCED HEADROOM BELOW 1.5 M / 5'0"

APPROXIMATE GROSS INTERNAL AREA –
 LOWER GROUND FLOOR (EXCLUDING REDUCED HEADROOM) – 506 SQ. FT. (47 SQ. M.)
 GROUND FLOOR – 538 SQ. FT. (50 SQ. M.)
 FIRST FLOOR – 721 SQ. FT. (67 SQ. M.)
 SECOND FLOOR – 721 SQ. FT. (67 SQ. M.)
 REDUCED HEADROOM – 11 SQ. FT. (1 SQ. M.)
 TOTAL – 2487 SQ. FT. (229 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hampshire International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (03/06/09)

For clarification, we wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars.

Energy Performance Certificate

SAAP

Dwelling type: Mid-terrace house
 Date of assessment: 05 August 2009
 Date of certificate: 05 August 2009

Total floor area: 223 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	B	C
B	C	C	D
C	D	D	E
D	E	E	F
E	F	F	G
F	G	G	G

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	330 kWh/m ² per year	507 kWh/m ² per year
Carbon dioxide emissions	12 tonnes per year	11 tonnes per year
Lighting	£207 per year	£103 per year
Heating	£145 per year	£166 per year
Hot water	£164 per year	£164 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.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.
 For advice on how to save energy 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

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