



Queen's Gate South Kensington SW7

£695 Per Week - Available 24/11/2017

HAMPTONS
INTERNATIONAL

Beyond your expectations

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Situated on the raised ground floor of this well maintained stucco fronted period building. This contemporarily styled apartment is located in the heart of South Kensington.

2 Bedrooms | 1 Bathroom | Gas Central Heating | Fridge/Freezer | Gas Hob | Microwave | Oven | Washer\Dryer | Day Porter | Permit Parking | Permit Parking.

Description

Situated on the ground floor of this well maintained stucco fronted period building. This contemporarily styled apartment is located in the heart of South Kensington. This exceptionally well finished property benefits from hardwood floors along with two double bedrooms with built in storage. The apartment is ideally positioned for ease of access to the varied shopping as well as transport links at South Kensington and Gloucester Road.

Situation

Centrally located in South Kensington, this is an exquisite part of London and home to the social elite. The area contains many of London's finest restaurants, shops, art galleries and hotels. Knightsbridge and South Kensington are also

famed for Hyde Park where you can walk, run, go horse riding or boating on the large Serpentine Lake. In addition, the area is considered by many as London's cultural centrepiece, with The Natural History Museum, The Victoria and Albert Museum and The Royal Albert Hall close by. Needless to say the location is moments away from the varied transport links and Underground Stations of Gloucester Road and South Kensington.

Furnishing

Furnished



Kitchen2



Bedroom1

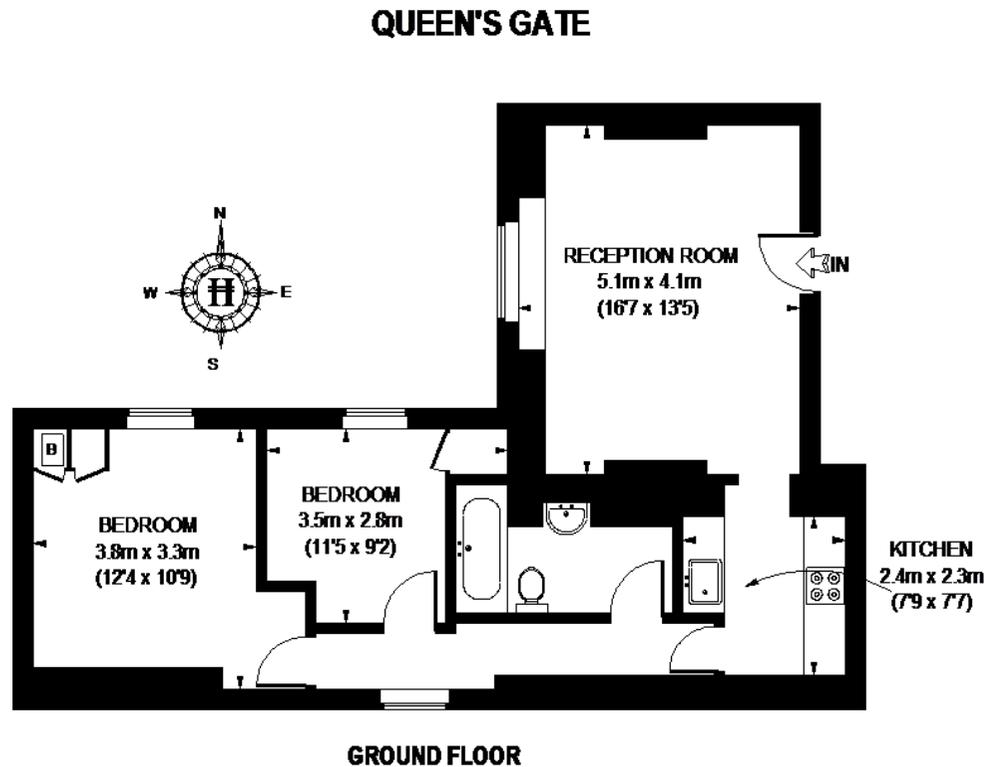
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APPROXIMATE GROSS INTERNAL AREA = 667 SQ. FT. (62 SQ. M.)

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 Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (D54005)

For clarification, we wish to inform prospective purchasers that we have prepared these sales 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 vendor unless specifically itemised with these particulars.

SAP
Energy Performance Certificate

Dwelling type: Ground-floor flat
 Date of assessment: 28 May 2012
 Date of certificate: 29 May 2012
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 61 m²

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: £ 1,521
 Over 3 years you could save: £ 681

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 108 over 3 years	
Heating	£ 1,047 over 3 years	£ 955 over 3 years	
Hot Water	£ 255 over 3 years	£ 147 over 3 years	
Totals	£ 1,521	£ 840	You could save £ 681 Over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

100-110 **A**
 80-100 **B**
 65-80 **C**
 55-65 **D**
 45-55 **E**
 35-45 **F**
 20-35 **G**

Very energy efficient - higher running costs

Current: 84
 Potential: 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 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).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 420	✓
2 Low energy lighting for all fixed outlets	£35	£ 93	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 64	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/homeenergy or call 0300 122 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.