Ovington Square Knightsbridge SW3

£595 Per Week - Available 29/11/2016

HAMPTONS INTERNATIONAL

Beyond your expectations

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Situated on the first floor and benefiting from communal garden views, this delightful period conversion has been recently refurbished and boasts a wealth of natural light.

1 Bedroom | 1 Bathroom | Gas Central Heating | Dishwasher | Fridge/Freezer | Gas Hob | Microwave | Oven | Washer\Dryer | Balcony | Communal Garden | Permit Parking.

2-13-ovington-square-6

2-13-ovington-square-9

Description

Situated on the first floor and benefiting from communal garden views, this delightful period conversion has been recently refurbished and boasts a wealth of natural light. The apartment has been finished in neutral tones and retains period features including high ceilings, pretty cornicing and a decorative fireplace. The location provides ease of access to central Knightsbridge with the world famous "Harrods" department store located moments away.

Situation

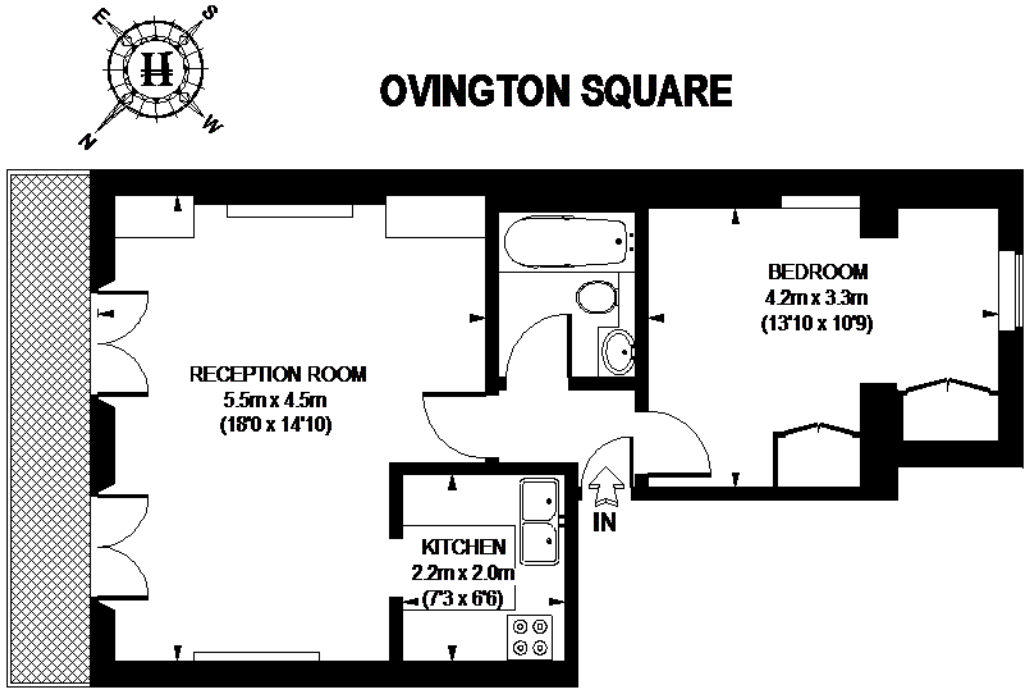
Centrally located, Knightsbridge is an exquisite part of London and home to the social elite. The area contains many of London's finest restaurants, shops, art galleries and hotels. Knightsbridge itself is a premier international business location, which benefits from its close proximity to the West End and is in easy reach of the City of London and Canary Wharf. Knightsbridge is also famed for Hyde Park where you can walk, run, go horse riding or boating on the large Serpentine Lake. In addition Knightsbridge is considered by many to be London's cultural centrepiece, with The Natural History Museum and The Victoria and Albert Museum close by.

Furnishing

Furnished

Hamptons Knightsbridge Lettings
168 Brompton Road, Knightsbridge
London SW3 1HW
Tel: 020 7584 2014 - KnightsbridgeLettings@hamptons-int.com
www.hamptons.co.uk

Floorplan



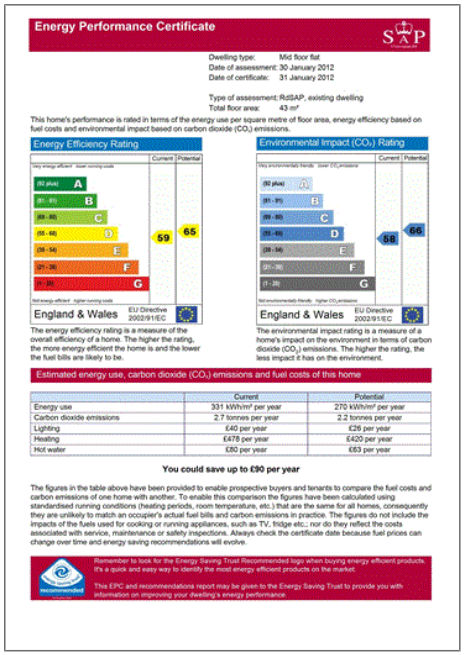
FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 495 SQ. FT. (46 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. (ID66874)

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.

Energy Performance Certificate (EPC)



Energy Performance Certificate

Dwelling type: Mid floor flat
Date of assessment: 30 January 2012
Date of certificate: 31 January 2012

Type of assessment: RdSAP, existing dwelling
Total floor area: 43 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
	59	65

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
	58	66

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	331 kWh/m² per year	270 kWh/m² per year
Carbon dioxide emissions	2.7 tonnes per year	2.2 tonnes per year
Lighting	£40 per year	£26 per year
Heating	£478 per year	£420 per year
Hot water	£80 per year	£63 per year

You could save up to £90 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

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.

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