



Archer Street Mayfair W1D

£850 Per Week - Available Now



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*A centrally located studio apartment with a pretty south facing terrace*

1 Bathroom | Electric Storage Heating | Dishwasher | Elec Hob | Fridge/Freezer | Washer.

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## Description

This smart studio apartment has wooden floors and an open plan kitchen and reception room with a fold down double bed. The bathroom has a shower over the bath and the apartment also benefits from a pretty south facing terrace.

## Furnishing

Furnished



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## Hamptons Knightsbridge Lettings

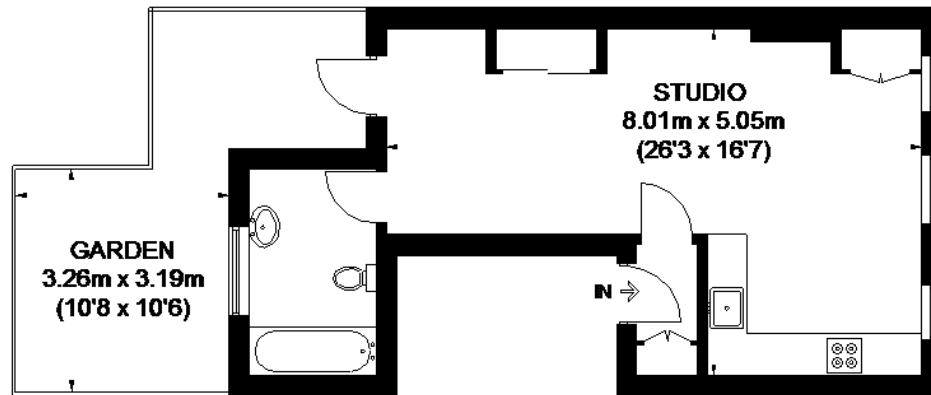
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ARCHER STREET



SECOND FLOOR



APPROXIMATE GROSS INTERNAL AREA  
418 SQ. FT. (38.8 SQ. M.)

- CEILING HEIGHT
- DOORLIGHT / ROOF WINDOW
- REDUCED HEADROOM BELOW 1.5M / 5'0"

**This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, angles and compound bearings before making any decisions reliant upon them. Please be advised that Councils provide floor space use and are not required to enforce any building regulations or planning permissions in relation to works carried out to the property (E15411022)**

**Energy Performance Certificate**

**Dwelling type:** Mid-floor flat      **Type of assessment:** RdSAP, existing dwelling  
**Date of assessment:** 19 July 2018      **Date of certificate:** 26 July 2018      **Total floor area:** 40 m<sup>2</sup>

**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:** £ 1,557

**Over 3 years you could save:** £ 738

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	
Heating	£ 681 over 3 years	£ 402 over 3 years	
Hot Water	£ 744 over 3 years	£ 285 over 3 years	
<b>Totals</b>	<b>£ 1,557</b>	<b>£ 819</b>	

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**

Very energy efficient - lower heating costs

**12 points A**

10-14 B

8-10 C

6-8 D

4-6 E

2-3 F

1-2 G

Very energy efficient - higher heating costs

Current: **80**

Potential: **87**

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).

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.

**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	£ 240
2 Change heating to gas condensing boiler	£3,000 - £7,000	£ 498

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**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.

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150

YEARS