Redcliffe Gardens, SW10

£375 Per Week - Available Now

HAMPTONS INTERNATIONAL

Beyond your expectations

Redcliffe Gardens, SW10

£375 Per Week - Available Now

A lovely one bedroom flat on the second floor of this period building in SW10.

Reception | Separate Kitchen | Bedroom | Bathroom | 2nd Floor.

Kitchen

Bedroom

Description

This one bedroom flat in this period conversion in SW10 comprises a 14' reception room with lovely double windows, a separate kitchen as well as double bedroom with built in wardrobes and bathroom. Being on the second floor the apartment is light and bright and would ideally suit a professional looking for a home in Chelsea.

Situation

Redcliffe Gardens is situated between the Old Brompton and Fulham Roads with all of their amenities as well as being adjacent to Hollywood Road with it's restaurants and bars. The closest Underground Stations are West Brompton (District Line and Mainline Overland Services), Earls Court (District and Piccadilly Lines) and Gloucester Road (District, Circle and Piccadilly Lines)

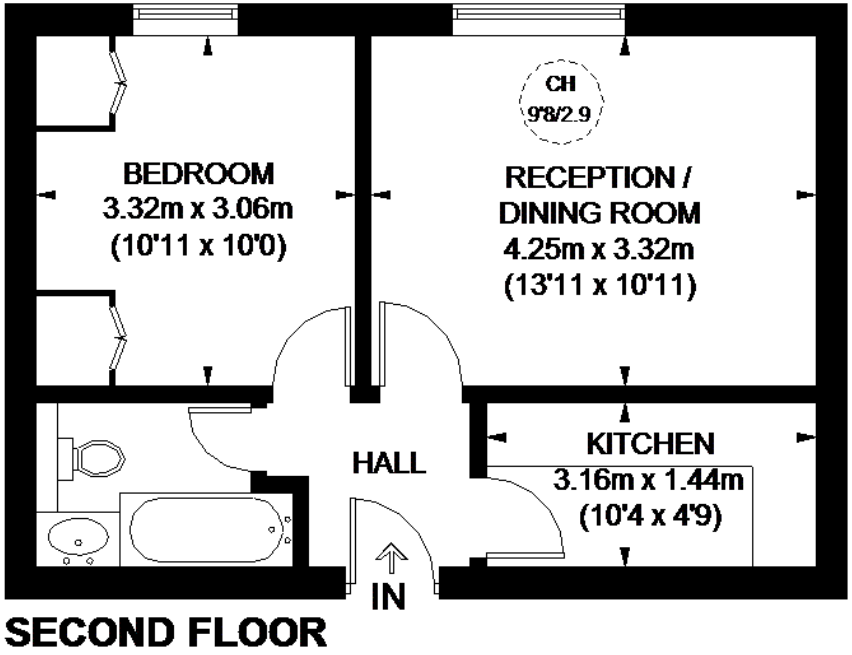
Furnishing

Furnished

Hamptons Chelsea Lettings
134 Fulham Road, Chelsea
London SW10 9PY
Tel: 020 7370 0774 - chelsealettings@hamptons-int.com
www.hamptons.co.uk

Floorplan

REDCLIFFE GARDENS



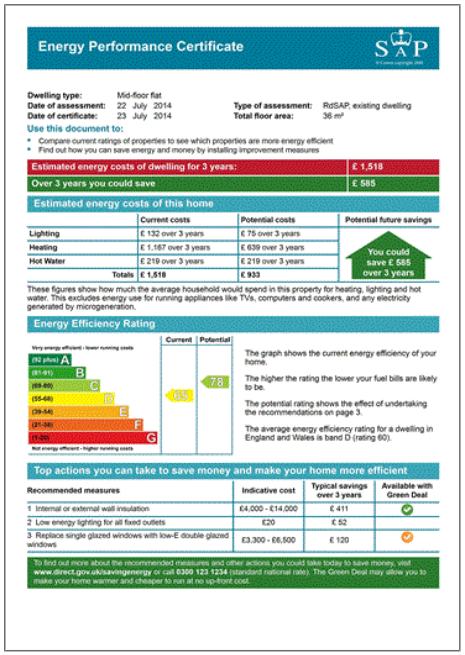
SECOND FLOOR

= CEILING HEIGHT

APPROXIMATE GROSS INTERNAL AREA
402 SQ. FT. (37.4 SQ. M.)

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, shapes and 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 permissio in relation to works carried out to the property (ID300256)

Energy Performance Certificate (EPC)



Energy Performance Certificate SAP

Dwelling type: Mid-floor flat
Date of assessment: 22 July 2014
Date of certificate: 23 July 2014
Type of assessment: RdSAP, existing dwelling
Total floor area: 36 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:	£ 1,518
Over 3 years you could save	£ 585

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 75 over 3 years	You could save £ 585 over 3 years
Heating	£ 1,187 over 3 years	£ 639 over 3 years	
Hot Water	£ 219 over 3 years	£ 219 over 3 years	
Totals	£ 1,518	£ 933	

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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	£ 411	
2 Low energy lighting for all fixed outlets	£20	£ 52	
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 120	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.

Hamptons Chelsea Lettings
134 Fulham Road, Chelsea
London SW10 9PY
Tel: 020 7370 0774 - chelsealettings@hamptons-int.com
www.hamptons.co.uk

HAMPTONS INTERNATIONAL

Beyond your expectations