



St. Martin's Place London WC2N

£1,800 per week - Available 15/09/2015

HAMPTONS
INTERNATIONAL

Beyond your expectations

A truly exceptional apartment in this prestigious address in London, located moments from the National Gallery and the bars, theatres and restaurants of Covent Garden.

Newly refurbished | South facing | Lift access | Small development | Wood floors | Central location | Central location.

Description

A truly exceptional apartment in this prestigious address in London, located moments from the National Gallery and the bars, theatres and restaurants of Covent Garden.

Furnishing

Furnished



Hamptons Mayfair Lettings

32 Grosvenor Square, Mayfair
London W1K 2HJ


Tel: 020 7758 8450 - mayfairlettings@hamptons-int.com


www.hamptons.co.uk

Floorplan

Energy Performance Certificate (EPC)

Energy Performance Certificate





Dwelling type: Mid-floor flat

Date of assessment: 15 February 2009

Date of certificate: 15 February 2009

Total floor area: 80 m²

This home's performance is rated in terms of one 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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.

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The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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

	Current	Potential
Energy use	243 kWh/m² per year	236 kWh/m² per year
Carbon dioxide emissions	2.9 tonnes per year	2.8 tonnes per year
Lighting	£90 per year	£45 per year
Heating	£232 per year	£243 per year
Hot water	£129 per year	£129 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.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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.

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