

South Street London W1K

£2,150 Per Week - Available Now



Beyond your expectations

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## **£2.150** Per Week - Available Now

Beautiful four bedroom apartment in the heart of Mayfair featuring a large reception room, separate kitchen, four bedrooms and 3 bathrooms. The apartment benefits from lift access and an on site porter.

4 bedrooms | 3 bathrooms | Large reception space | Mayfair.

### Description

Beautiful four bedroom apartment in the heart of Mayfair featuring a large reception room, separate kitchen, four bedrooms and 3 bathrooms. The apartment benefits from lift access and an on site porter.

**Furnishing** 

Unfurnished



### **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

 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 ated energy costs of dwelling for 3 years

Current costs

£ 579 over 3 years

£ 789 over 3 years

Totals £ 8,859

£ 7,491 over 3 years

Flat 20, 51 South Street, LONDON, W1K 2X Dwelling type: Mid-floor flat Date of assessment: 18 April 2015 Date of certificate: 21 April 2015

Use this document to:

Lighting

Heating Hot Wate

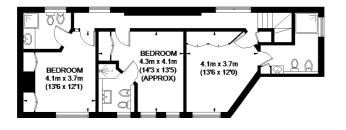
Over 3 years you could save

1. Internal or external wall insu

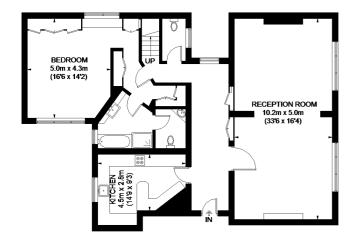
See page 3 for a full list of re

3 Low energy lighting for all fixed outlets

2 Draught proofing



**FIFTH FLOOR** 



SOUTH STREET



APPROXIMATE GROSS INTERNAL AREA FOURTH FLOOR = 1435 SQ. FT. (133.3 SQ. M.) FIFTH FLOOR = 738 SQ. FT. (68.6 SQ. M.) TOTAL = 2173 SQ. FT. (201.9 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 permission in relation to works carried out to the property (ID160363)

FOURTH FLOOR

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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SAP

8515-7324-3650-1578-5992

RdSAP, existing dwelling 202 m<sup>2</sup>

£ 8.859

£ 4,170

The graph shows the current energy efficiency of your

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).

Indicative cost Typical savings Available with over 3 years Green Deal

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Page 1 of 4

£ 3 258

£ 243

Potential future s

Type of asse Total floor a

Potential costs

£ 297 over 3 years

£ 789 over 3 yea

£ 4,689 These figures show how much the average household would spend in this property for heating, lighting and how water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity nearested the microanearching.

£ 3,603 over 3 years

£4.000 - £14.000

£80 - £120

tions for this property

£200 £ 225

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