



Knightsbridge, SW1 Knightsbridge London

- 4 Bedrooms
- 4 Bathrooms
- Balcony
- High Spec
- Porter
- Underfloor Heating

Price on Application

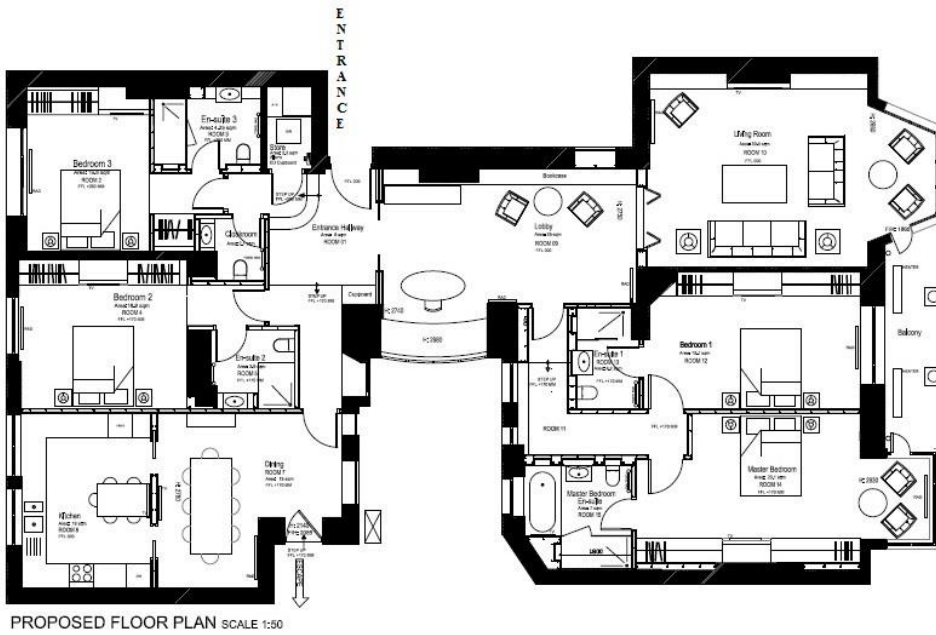
30 Seymour Place London W1H 7NP

Tel: 020 7402 4455 | Fax: 020 7402 4466 | Email: info@homefullstop.com

www.homefullstop.com



Home Fullstop offers a fantastic opportunity to buy a unique, four bedroom property in Parkside with views overlooking Hyde Park. It is completely renovated to an excellent standard with an attractive combination of period features and modern luxury. The first floor property boasts ample living accommodation, comprising an inviting entrance hall with a large reception overlooking the Hyde Park, a large kitchen with integral appliances and dining area, four double bedrooms with ensuite bathrooms all fitted with TV's. The property enjoys high ceilings, a balcony and furnished to a very high standard while the building has 24hrs portorage service.



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Energy Performance Certificate



Flat 29 Parkside, Knightsbridge, LONDON, SW1X 7JP

Dwelling type: Mid-floor flat
Date of assessment: 11 September 2015
Date of certificate: 14 September 2015
Reference number: 0836-2889-7611-9995-4921
Type of assessment: RdSAP, existing dwelling
Total floor area: 213 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: | £ 5,214 |
| Over 3 years you could save | £ 1,536 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 309 over 3 years | £ 309 over 3 years | |
| Heating | £ 4,494 over 3 years | £ 2,958 over 3 years | |
| Hot Water | £ 411 over 3 years | £ 411 over 3 years | |
| Totals | £ 5,214 | £ 3,678 | |

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 (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | 60 | 71 |

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 | £ 1,536 | |

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.