

Halkin Mews, Belgravia, SW1X 8JZ



£1,450 per week
Unfurnished

A wonderfully bright and spacious newly refurbished Belgravia house in a superb location close to the bustling shops, bars and restaurants of Motcomb Street. The house has been newly redecorated, has a new fitted kitchen, wood floors and light bright rooms. Halkin Mews is a quiet small mews directly off lively Motcomb Street with numerous shops including a Waitrose supermarket.

- Reception room
- 2 bedrooms
- 2 bathrooms
- Wood floors in reception areas
- Kitchen dining room
- Study/3rd occasional bedroom
- Cloakroom

020 7581 3253

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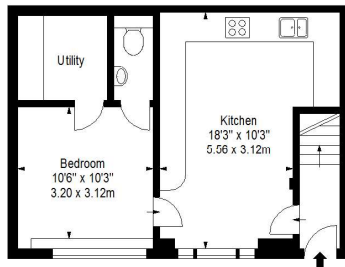
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2 HALKIN MEWS, SW1

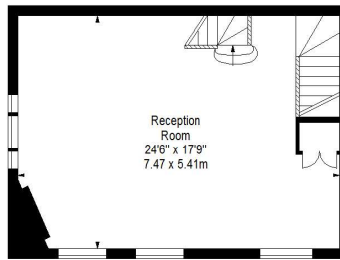
APPROX. GROSS INTERNAL AREA *

1304 Ft² - 121.14 M²

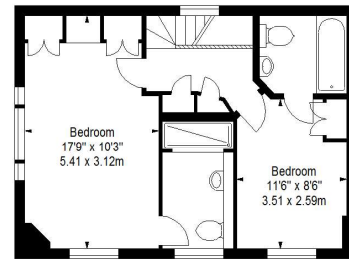
Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.
* As Defined by RICS - Code of Measuring Practice



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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Energy Performance Certificate

2, Halkin Mews, LONDON, SW1X 8JZ

Dwelling type: Enclosed-end-terrace house
Date of assessment: 04 January 2013
Date of certificate: 06 January 2013

Reference number: 8506-9040-3429-2507-7973
Type of assessment: RdSAP, existing dwelling
Total floor area: 122 m²

Use this document to:

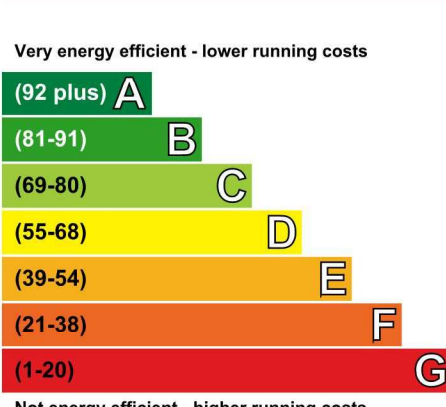
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£4,698
Over 3 years you could save	£1,962

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£315 over 3 years	£183 over 3 years	
Heating	£4,032 over 3 years	£2,331 over 3 years	
Hot Water	£351 over 3 years	£222 over 3 years	
Totals	£4,698	£2,736	

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
42	74

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	£1,257	
2 Floor insulation	£800 - £1,200	£120	
3 Draught proofing	£80 - £120	£114	

See page 3 for a full list of recommendations for this property.

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.