LENNOX GARDENS MEWS

KNIGHTSBRIDGE SW1

PATTERSON BOWE

A charming Freehold mews house in one of Knightsbridge's finest mews with garaging for 2 to 3 cars and 2 further private spaces directly outside.

There is scope for conversion of the garage to living accommodation naturally subject to any necessary planning permission.

- Reception room
- Kitchen
- 2 bedrooms
- Shower room
- Bathroom
- Cloakroom
- Balcony
- Large garage for 2-3 cars
- 2 private parking spaces

TERMS

FREEHOLD

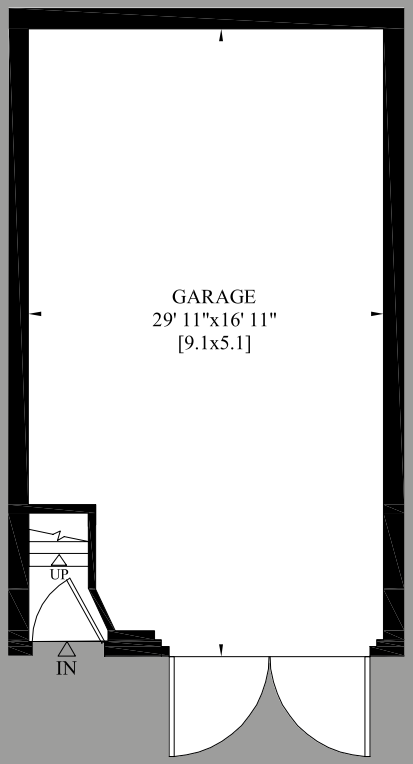
PRICE: £2,950,000

Local Authority: Kensington & Chelsea

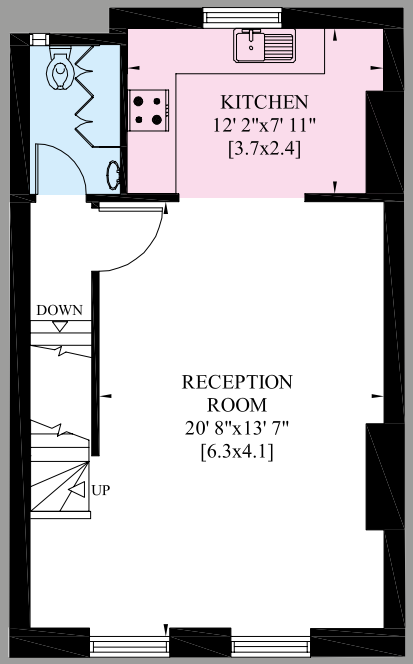
PATTERSON BOWE

GROSS INTERNAL AREA (INCLUDING UNDER 1.5M) 128 SQ.M - 1,378 SQ.FT

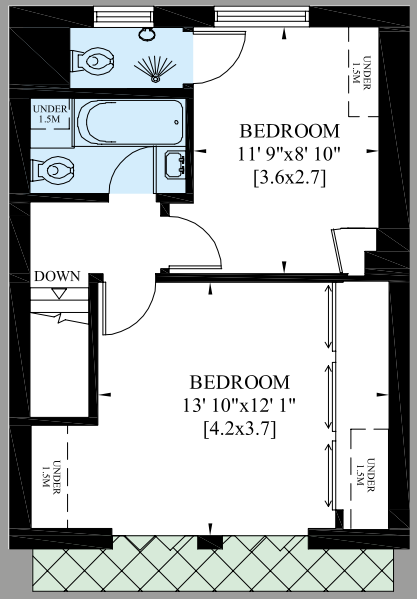
GROSS INTERNAL AREA (EXCLUDING UNDER 1.5M) 126 SQ.M - 1,352 SQ.FT



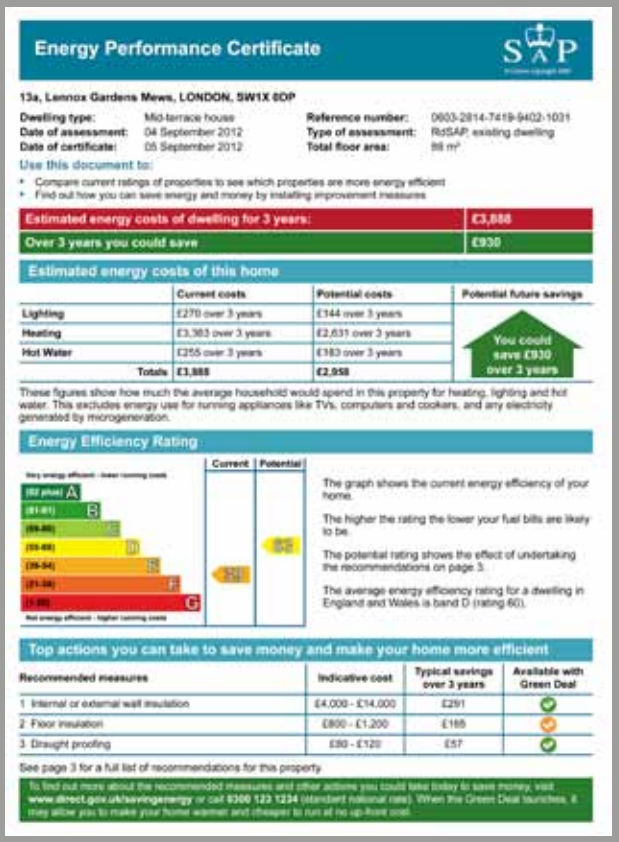
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Performance Certificate

SAP

13a, Lennox Gardens Mews, LONDON, SW1X 8DP

Dwelling type:	Mid-terrace house	Reference number:	0603-2814-7419-9402-1031
Date of assessment:	04 September 2012	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	05 September 2012	Total floor area:	88 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:	£3,888
Over 3 years you could save	£930

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£270 over 3 years	£144 over 3 years	You could save £930 over 3 years
Heating	£3,383 over 3 years	£2,631 over 3 years	
Hot Water	£255 over 3 years	£183 over 3 years	
Totals	£3,888	£2,958	

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

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	£291	
2 Floor insulation	£800 - £1,200	£165	
3 Draught proofing	£80 - £120	£57	

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). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

SOLE AGENT

PATTERSON BOWE

020 7581 3253

49 Beauchamp Place, London SW3 1NY

www.pattersonbowe.co.uk

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