

## 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

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In accordance with the Misdescriptions Act (1991), these details have been prepared as a guide only and are not intended to constitute part of an offer or contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of a fact. Any measurements or distances referred to herein are approximate only



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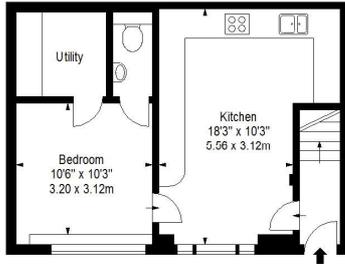
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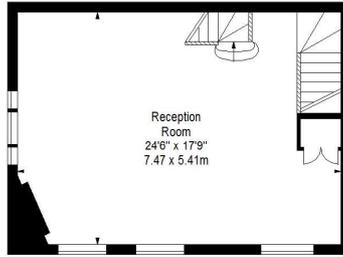
## 2 HALKIN MEWS, SW1

APPROX. GROSS INTERNAL AREA \*  
1304 Ft<sup>2</sup> - 121.14 M<sup>2</sup>

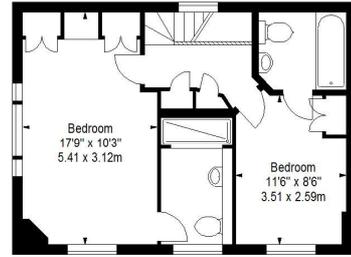
Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.  
\* As Defined by RICS - Code of Measuring Practice



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      **Reference number:** 8506-9040-3429-2507-7973  
**Date of assessment:** 04 January 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 06 January 2013      **Total floor area:** 122 m<sup>2</sup>

## Use this document to:

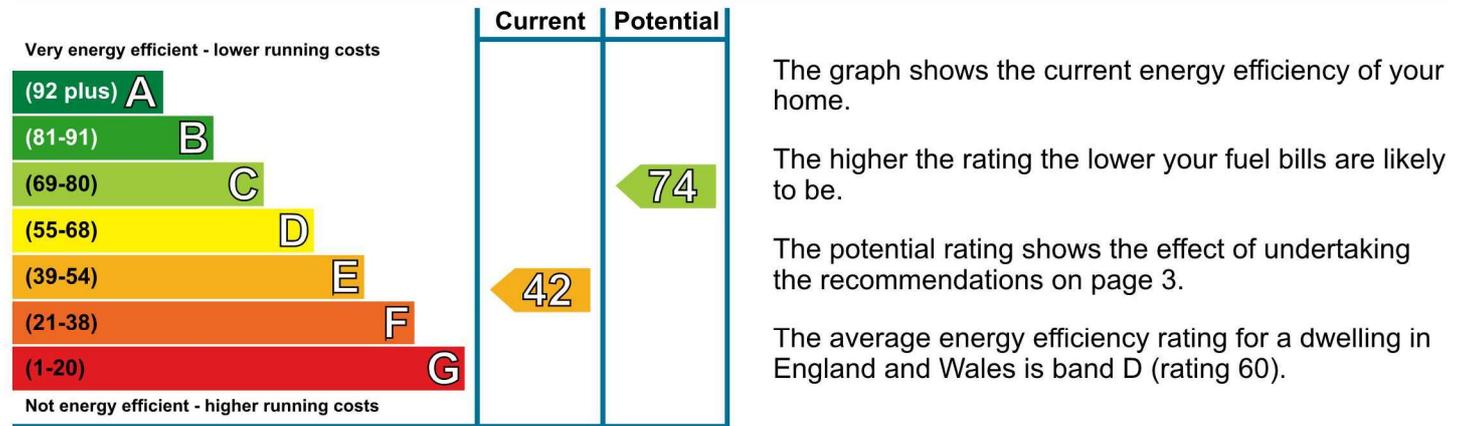
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |               |
|--|---------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£4,698</b> |
| <b>Over 3 years you could save</b>                     | <b>£1,962</b> |

| 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   |   |
| <b>Totals</b>                       | <b>£4,698</b>       | <b>£2,736</b>       |   |

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



## 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](http://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.