



BROMPTON ROAD, KNIGHTSBRIDGE, SW3

£1,995,000

A stunning, brand new 3 bedroom flat extending to 936 sq ft having a bright dual aspect view situated on the second floor (with lift) of this small mansion block. The flat has a lease of 126 years remaining and offers flexible accommodation with the third bedroom currently a study. The flat is located on the corner of Beauchamp Place and Brompton Road located in the heart of Knightsbridge. Harrods is 200 yards from the flat with Knightsbridge underground station (Piccadilly line) 5 minutes walk from the property.

See an introductory video of this property on our YouTube channel <https://youtu.be/WrLHWDraWro>

Details

- 2/3 Bedrooms
- 2 Bathrooms
- Reception Room
- Study/Bedroom 3
- Open Plan Kitchen
- Lift





Beauchamp Mansions, SW3

Gross internal area (approx.)

87 Sq m (936 Sq ft)

For identification only, Not to Scale



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Terms and Conditions

Tenure:	126 years
Service Charge:	£4,362.00
Borough:	Kensington & Chelsea
Council Tax Band:	G
Council Tax:	£1,871.78
Price:	£1,995,000

EPC Information

Energy Performance Certificate

Flat 2 Beauchamp Mansions, 183, Brompton Road, LONDON, SW3 1PA

Dwelling type: Mid-floor flat **Reference number:** 8608-8013-0229-4607-4663
Date of assessment: 09 June 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 09 June 2016 **Total floor area:** 87 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:	£ 4,686
Over 3 years you could save	£ 3,402

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 201 over 3 years	
Heating	£ 3,426 over 3 years	£ 609 over 3 years	
Hot Water	£ 900 over 3 years	£ 474 over 3 years	
Totals	£ 4,686	£ 1,284	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 372
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,004
3 Low energy lighting for all fixed outlets	£60	£ 108

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT