



BROMPTON ROAD, KNIGHTSBRIDGE, SW3

£1,600,000

A 2 double bedroom apartment with a 166 year lease and extending to 889 sq ft which has been totally refurbished throughout to provide a perfect central London residence/pied a terre in the heart of Knightsbridge. Located on the ninth floor and benefitting from a spacious double aspect reception room with stunning views over Trevor Square, the accommodation also includes a modern kitchen/breakfast room, 2 double bedrooms, an en-suite shower room and a separate family bathroom. Princes Court is a purpose built residential block located directly opposite Harrods. The building itself is also undergoing a major renovation programme which should be completed at the end of the year. With Hyde Park a few minutes walk away and easy access to Chelsea, Kensington and the West End, Princes Court is wonderfully located for the outstanding shopping, restaurants, hotels and transport links that Knightsbridge has to offer.

Details

- 2 Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Reception Room
- Kitchen
- Lift

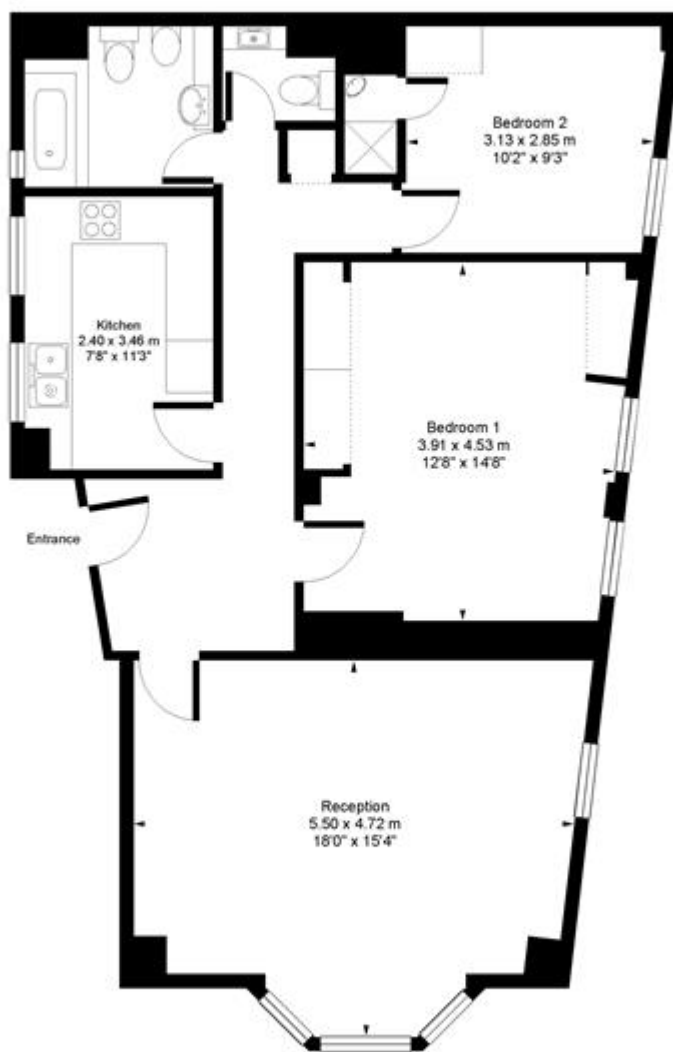
Porter





Princes Court Brompton Road, SW3

Approx. Gross Floor Area = 82 sq.meters • 889 sq.feet




NINTH FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 01435 863908

Terms and Conditions

Tenure:	166 years
Ground Rent:	£225.00
Service Charge:	£8,354.56
Borough:	Westminster
Council Tax Band:	F
Council Tax:	£1,127.07
Price:	£1,600,000

EPC Information

Energy Performance Certificate 

Flat 79 Princes Court, 88, Brompton Road, LONDON, SW3 1ET


Dwelling type: Top-floor flat Reference number: 0767-2806-0465-9891-3481
 Date of assessment: 16 June 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 June 2019 Total floor area: 84 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:	£ 3,153
Over 3 years you could save	£ 1,764

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 102 over 3 years	
Heating	£ 2,635 over 3 years	£ 831 over 3 years	
Hot Water	£ 306 over 3 years	£ 306 over 3 years	
Totals	£ 3,153	£ 1,389	

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

	Current	Potential
	49	77

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	£650 - £1,500	£ 1,044
2 Internal or external wall insulation	£4,000 - £14,000	£ 898
3 Low energy lighting for all fixed outlets	£20	£ 51

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT