



THE KNIGHTSBRIDGE, KNIGHTSBRIDGE, SW7

£2,000,000

A spacious well proportioned one bedroom flat extending to 704 sq ft, located on the garden level of one of Knightsbridge's premier developments. The property is in excellent condition, tastefully refurbished throughout and features an underground secure parking space and comfort cooling. The Knightsbridge boasts impressive reception areas, 24 hour concierge, security, valet parking and award winning landscape gardens. The development includes world class leisure facilities, a 20 metre swimming pool, gymnasium, health spa with treatment rooms and a private business suite for residents to use. Located in Knightsbridge, opposite Hyde Park and within a short walking distance of Harrods, Brompton Road and Sloane Street. The West End, Mayfair and Kensington are a short drive away. For more information visit plazaestates.co.uk

NB: The property is currently let at a rate of £65,000 per annum. The property can be sold with the tenant or vacant possession.

Details

- Reception Room
- Kitchen
- Bedroom
- Bathroom

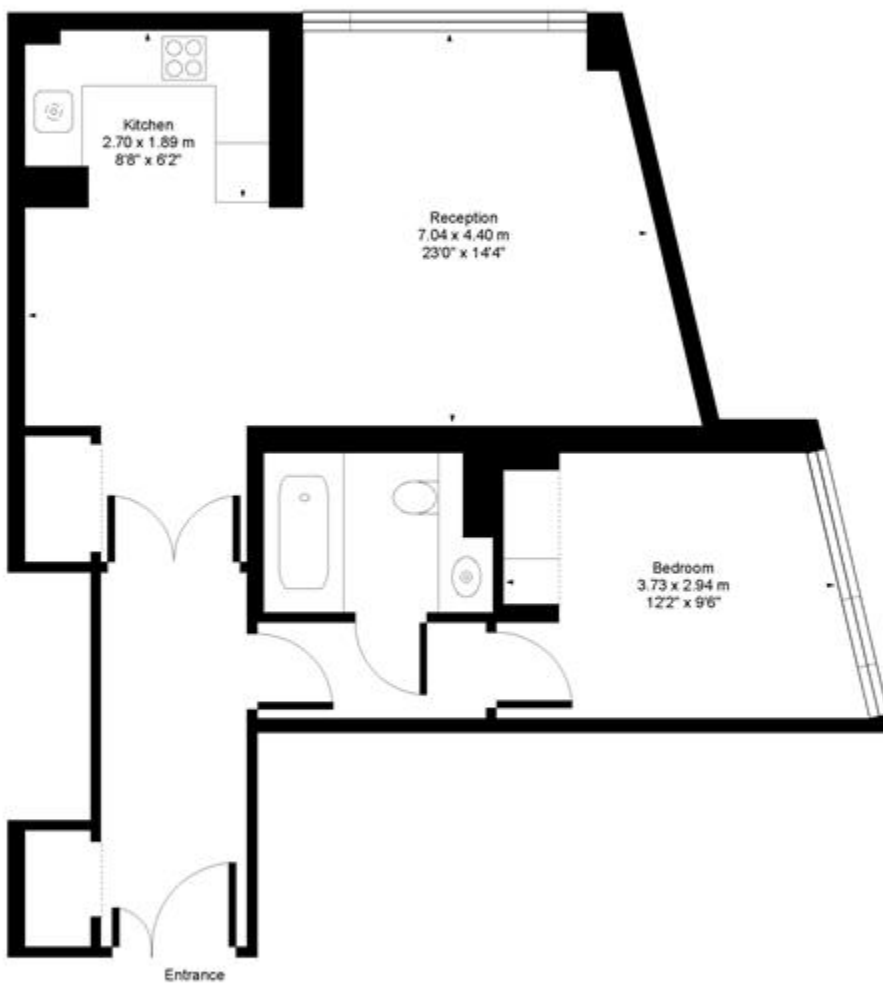
24 Hour Concierge
Secure Underground Parking Space



The Knightsbridge Knightsbridge, SW7



Approx. Gross Floor Area = 65 sq.meters • 704 sq.feet



LOWER GROUND FLOOR


For illustrative purposes only. Not to scale.

Terms and Conditions

Tenure:	984 years
Service Charge:	£15,832.00
Borough:	Westminster
Council Tax Band:	G
Council Tax:	£1,300.47
Price:	£2,000,000

EPC Information

Energy Performance Certificate

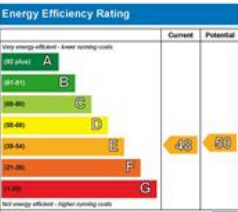


The Knightsbridge Apartments 199 Knightsbridge
London SW7 1RH

Dwelling type: Mid-floor flat
Date of assessment: 09 October 2010
Date of certificate: 11 October 2010
Reference number: 0718-2099-8230-8200-5914
Type of assessment: RGSAP, existing dwelling
Total floor area: 60 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

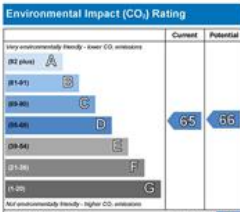


Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy Use	304 kWh/m ² per year	295 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.7 tonnes per year
Lighting	£70 per year	£35 per year
Heating	£268 per year	£280 per year
Hot Water	£431 per year	£431 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes; consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 5

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT