



## ST MICHAELS MEWS, BELGRAVIA, SW1

**£3,200,000**

A beautifully presented Belgravia townhouse over 4 floors extending to 1965 sq ft having a 979 year lease remaining with lovely open plan living space, 3 double bedrooms, terrace and a large integral garage. On the ground floor is a light and bright living room/dining room which opens onto the kitchen. Upstairs are 3 double bedrooms and 2 bathrooms. The master bedroom leads onto a fabulous south facing terrace. Downstairs is a very good size garage as well as a laundry room and guest cloakroom.

### Details

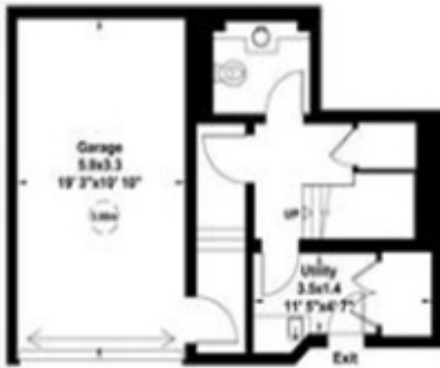
- 3 Bedrooms
- 2 Bathrooms (1 En-Suite)
- Reception Room
- Kitchen
- Utility Room
- Guest Cloakroom
- Integral Garage
- Terrace



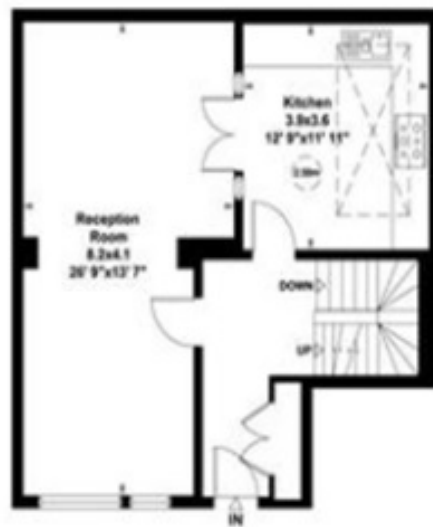


## St Michaels Mews, SW1

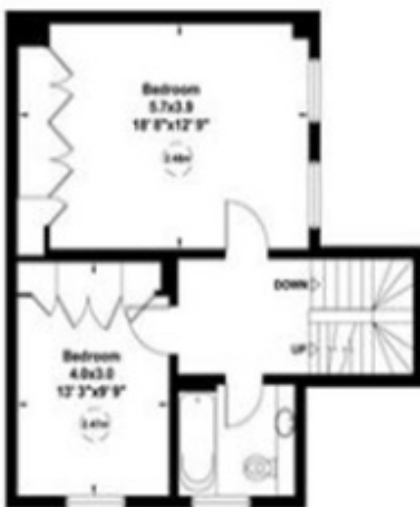
Gross internal area (approx.)  
183 Sq m (1965 Sq ft)  
For identification only, Not to Scale



Lower Ground Floor



Ground Floor



First Floor




Second Floor

## Terms and Conditions

Tenure: 979 years  
 Borough: Westminster  
 Council Tax Band: H  
 Council Tax: £1,560.56  
 Price: £3,200,000

## EPC Information

**Energy Performance Certificate** 

8, St. Michael's Mews, LONDON, SW1W 8JZ


Dwelling type: Mid-terrace house      Reference number: 0301-2828-8884-9521-3621  
 Date of assessment: 28 August 2019      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 30 August 2019      Total floor area: 154 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

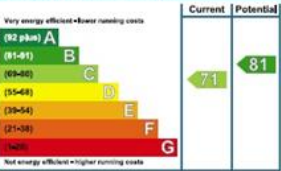
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,345</b>
<b>Over 3 years you could save</b>	<b>£ 381</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 579 over 3 years	£ 291 over 3 years	
Heating	£ 2,340 over 3 years	£ 2,394 over 3 years	
Hot Water	£ 426 over 3 years	£ 279 over 3 years	
<b>Totals</b>	<b>£ 3,345</b>	<b>£ 2,964</b>	

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  
 (92-100) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 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 65).  
 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 Low energy lighting for all fixed outlets	£100	£ 252
2 Solar water heating	£4,000 - £8,000	£ 132
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 786

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://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**