



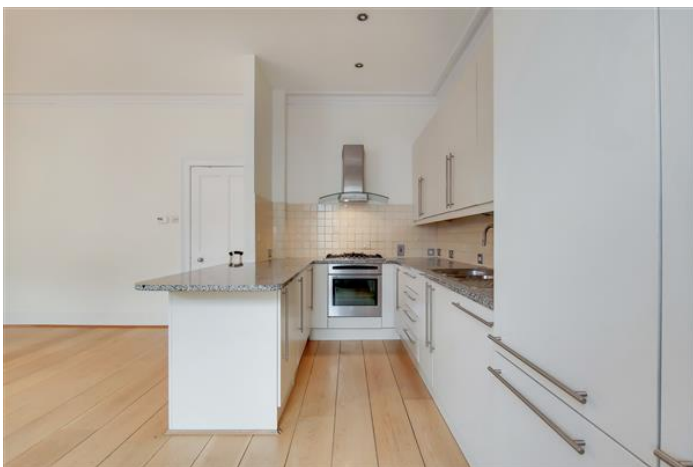
## CHESHAM STREET, BELGRAVIA, SW1X

**£525 per week**

A very bright, second floor (no lift) one bedroom flat in a sort after location. This elegant property benefits from high ceilings and wood floors throughout it is spacious and well proportioned perfect for entertaining. The location is superb for easy access to Knightsbridge and Sloane Square and of course the lovely neighbourhood shops and restaurants of Motcomb Street and Belgravia. For more information please visit [plazaestates.co.uk](http://plazaestates.co.uk)

### Details

Bedroom  
Ensuite Bathroom  
Guest Cloakroom  
Reception Room  
Open Plan Kitchen  
Wood Floors  
RBKC Council Tax Band G - £2189 per annum based on 2 people or more

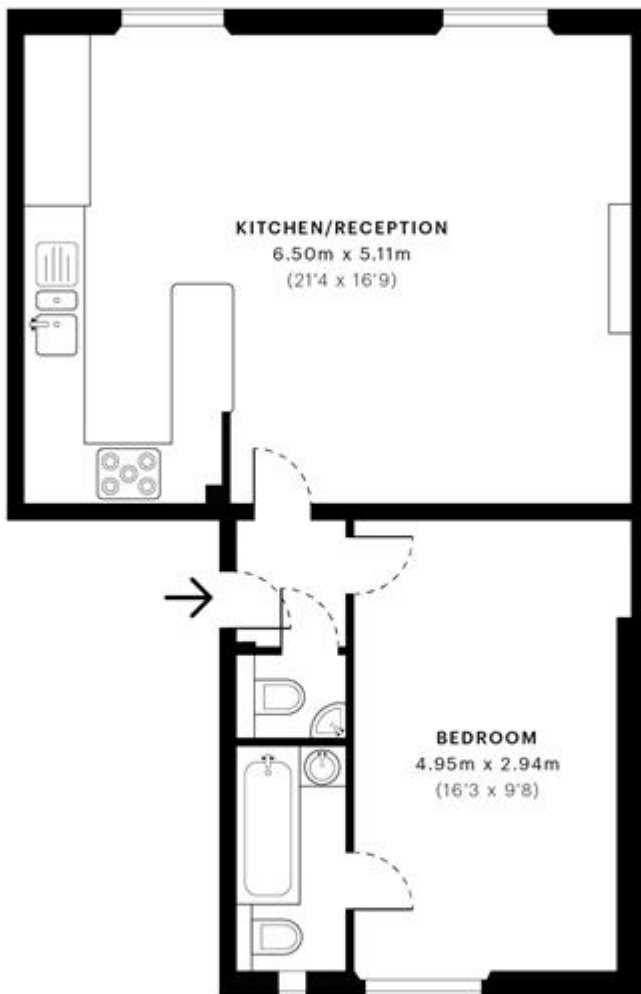




## Chesham Street, SW1X

GROSS INTERNAL AREA

53.39 sqm / 574.69 sqft



— Second Floor




Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

## Terms and Conditions

Available: Now for Long Let  
Price: £525 per week

## EPC Information

**Energy Performance Certificate** 

Flat 3, 17 Chesham Street, LONDON, SW1X 8ND


Dwelling type: Mid-floor flat      Reference number: 0523-2825-7544-9304-3685  
 Date of assessment: 15 April 2014      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 21 April 2014      Total floor area: 86 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>£ 2,058</b>
<b>Over 3 years you could save</b>	<b>£ 999</b>


**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 135 over 3 years	
Heating	£ 1,425 over 3 years	£ 648 over 3 years	
Hot Water	£ 372 over 3 years	£ 276 over 3 years	
<b>Totals</b>	<b>£ 2,058</b>	<b>£ 1,059</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



Not energy efficient = higher running costs

Current	Potential
66	82

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 Internal or external wall insulation	£4,000 - £14,000	£ 359
2 Low energy lighting for all fixed outlets	£45	£ 105
3 Heating controls (programmer, room thermostat and TRVs)	£350 - £450	£ 135

See page 3 for a full list of recommendations for this property.

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.

## Fees

Fees may apply.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**