



KNIGHTSBRIDGE, LONDON SW1X

Price
£1,500,000

Now requiring modernisation, this 3 bedroom 3rd floor flat, with lift, in this popular red brick Victorian mansion block, set in the heart of Knightsbridge. The flat extends to 1005 sq ft, features good ceiling height and is quietly located with an internal aspect over the central light well of the block and having a lease of 37 years. The block provides 24 hour Porter service and is moments from the open spaces of Hyde Park, Harrods department store and Knightsbridge tube station. We understand an additional 90 year lease is available, details of which can be provided upon request.

Details

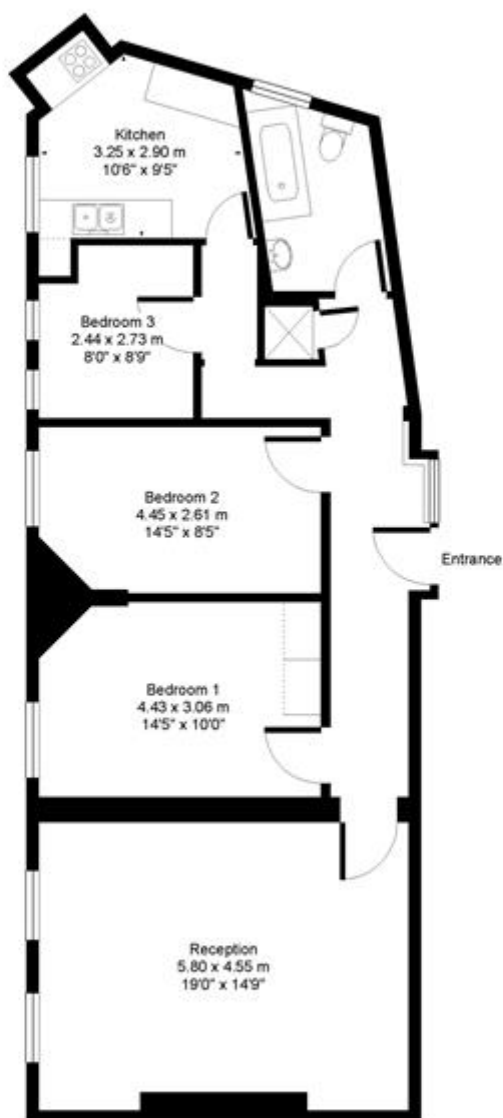
- Reception Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Entryphone
- Communal Heating/Hot Water
- Lift
- 24 Hour Porter



Park Mansions Knightsbridge, SW1



Approx. Gross Floor Area = 93 sq.meters • 1005 sq.feet



THIRD FLOOR

For illustrative purposes only. Not to scale. Prepared by swan photography 07974 264576

Terms and Conditions

Tenure: 37 years
Borough: Westminster
Council Tax Band: H
Council Tax: £2,124.66
Price: £1,500,000

EPC Information

Energy Performance Certificate


75, Park Mansions, Knightsbridge, LONDON, SW1X 7QU

Dwelling type: Mid-floor flat
Date of assessment: 16 September 2015
Date of certificate: 21 September 2015

Reference number: 9468-8052-7251-3295-1924
Type of assessment: RdSAP, existing dwelling
Total floor area: 91 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

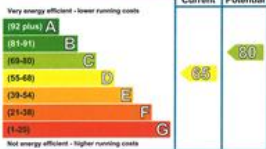
Estimated energy costs of dwelling for 3 years:	£ 2,451
Over 3 years you could save	£ 1,065

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 183 over 3 years	 You could save £ 1,065 over 3 years
Heating	£ 1,755 over 3 years	£ 798 over 3 years	
Hot Water	£ 405 over 3 years	£ 405 over 3 years	
Totals	£ 2,451	£ 1,386	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 981	
2 Low energy lighting for all fixed outlets	£55	£ 84	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT