



Finabury Properties Limited
Residential sales lettings & acquisitions

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Roland Gardens



Amazingly refurbished and well furnished two double bedroom first floor property in an impressive period building located in the heart of South Kensington. High ceiling, bright, one master bedroom with en suite bathroom. second double bedroom, separate shower room semi-separated kitchen, entrance.

975

Finabury Properties Ltd, registered in England No:37 49 203
VAT No:810 5444 62

Freehold

F.P.L on behalf of itself as agents for the vendor/lessor of this property upon whose instructions these property particulars are sepcifically drafted give notice that: (i) these property particulars are produced in good faith and do not constitute or form part of any contract. (ii) no employee of F.P.L. has any authority to make or give any representation or warranty whatsoever in relatino to this property. (iii) the above measurements were taken electronically, they are approximate and for your guidance only.



Energy Performance Certificate			HM Government
Flat B, 24 Roland Gardens, LONDON, SW7 2PL			
Dwelling type	Mid-floor flat	Reference number	6345-7623-8765-1035-6326
Date of assessment	25 November 2016	Type of assessment	ReCAP existing dwelling
Date of certificate	26 November 2016	Total floor area	88 m ²
Use this document to: <ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by making improvement measures 			
Estimated energy cost of electricity for 3 years:			£ 4,633
Over 3 years you could save:			£ 753
Estimated energy costs of this home			
Lighting	Current costs £ 74 over 3 years	Potential costs £ 102 over 3 years	Potential future savings £ 28 over 3 years
Heating	£ 1,280 over 3 years	£ 821 over 3 years	Now could save £ 733 over 3 years
Hot Water	£ 278 over 3 years	£ 278 over 3 years	
Total	£ 1,532	£ 1,001	
These figures show how much the average household would spend in this property for heating, lighting and hot water and do not include energy used by individual households. This includes energy used for running appliances, for TV, computers and mobile, and electricity generated by microgeneration.			
Energy Efficiency Rating			
The graph shows the current energy efficiency of your home. <div> </div>			
The potential rating shows the effect of undertaking the recommendations on page 5. <div> </div>			
The EPC rating shows how to lower an standard assumptions about occupancy and energy use and may reflect how energy is consumed by individual households. <div> </div>			
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicator cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 650	
2. Draught proofing	£50 - £120	£ 21	
3. Replace single glazed windows with low-E double glazed windows	£5,000 - £6,000	£ 177	
For more information about the recommended measures, or to see how a Green Deal can help you save money, visit www.green-deal.org.uk or call 0800 123 1234 (standard national rate). The Green Deal may enable you to pay your loan from your energy bill.			

