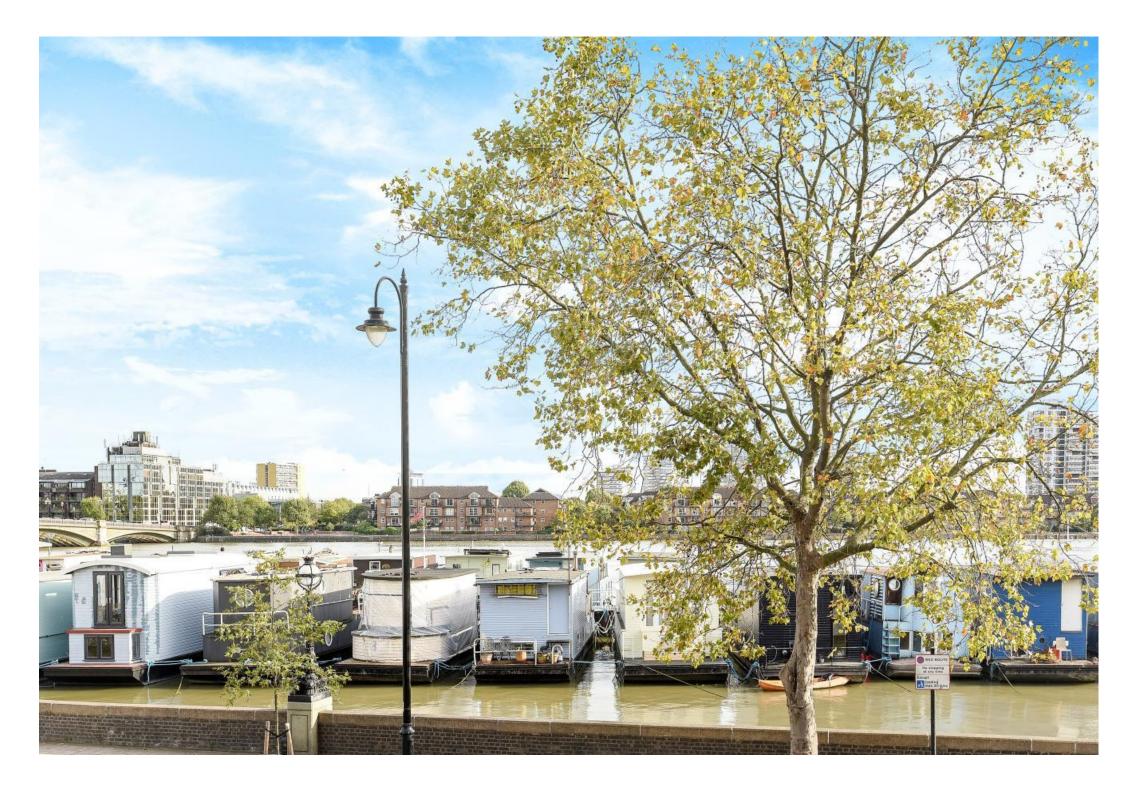


Cheyne Walk, Chelsea, SW10









# Cheyne Walk, Chelsea, SW10 Guide price £1,195,000 Leasehold

Cheyne Walk is located close to the many amenities and transport links of King's Road, as well as the River Thames which provides easy access to the river bus and splendid riverside walkways.

- Three bedrooms
- Two bathrooms
- Immaculately presented
- Balcony
- Glorious views
- Close to the River Thames
- Long lease
- EPC rating D

A spectacular freshly renovated and wonderfully light three bedroom purpose built apartment with a balcony and stunning views overlooking the River Thames.

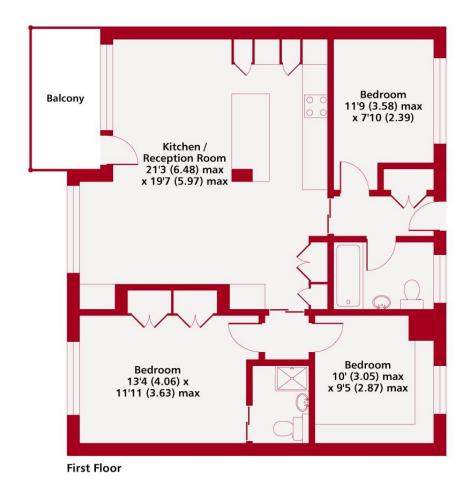
For more information or to arrange a viewing please contact:

#### **Earls Court**

243 Old Brompton Road Kensington, SW5 9HP 020 7740 2020 earlscourt.sales@kfh.co.uk

Kinleigh Folkard & Hayward

kfh.co.uk



# **Brunel House SW10**

kfh.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation This floor plan was constructed using measurements provided to Niche Communications by a third party.

# **Energy Performance Certificate**



#### Brunel House, Cheyne Walk, LONDON, SW10 0DF

Dwelling type: Mid-floor flat Reference number:

Type of assessment: RdSAP, existing dwelling Date of assessment: 17 June 2014

Date of certificate: 12 August 2014 Total floor area: 84 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

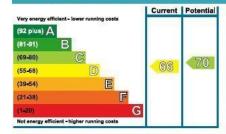
Estimated energy costs of dwelling for 3 years:	£ 2,424	
Over 3 years you could save	£ 276	

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 168 over 3 years	
Heating	£ 1,695 over 3 years	£ 1,587 over 3 years	You could
Hot Water	£ 393 over 3 years	£ 393 over 3 years	save £ 276
Totals	£ 2,424	€ 2,148	over 3 years

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

The higher the rating the lower your fuel bills are likely

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 Cavity wall insulation	£500 - £1,500	£ 141	0
2 Low energy lighting for all fixed outlets	£35	£ 135	

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.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/littings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.