



## CHENISTON GARDENS, KENSINGTON W8.

**Price**  
**£700 per week**

Attractive 2 bedroom first floor flat with wooden floors throughout and a private terrace. The flat is light and spacious with the benefit of typical high ceilings on the first floor and glass french doors leading onto the private terrace. Furnished in a neutral and traditional style. Plenty of fitted storage and brand new bathroom and shower room with utility area. Cheniston Gardens is a quiet street moments from all the amenities of Kensington High Street tube station. 730 sq feet. Furnished

### Details

- 2 Bedrooms
- Bathroom
- Shower Room
- Reception Room
- Kitchen
- Terrace
- Council Tax Band F





# PLAZA estates

[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

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## Cheniston Gardens W8



Approx. Gross Floor Area = 67 sq.meters • 730 sq.feet



### FIRST FLOOR

For illustrative purposes only. Not drawn to Scale. Prepared by [www.swan-photography.co.uk](http://www.swan-photography.co.uk)


## Terms and Conditions

Available: Available Now For Long Let  
Price: £700 per week

## EPC Information

**Energy Performance Certificate**

Flat 2  
14 Chandos Gardens  
LONDON  
W8 6TQ



Dwelling type: Mid floor flat  
Date of assessment: 16 March 2009  
Date of certificate: 16 March 2009  
Reference number: 8400-8265-7920-7368-5713  
Total floor area: 85 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

| Current                                     | Potential |
|---|-----------|
| Very energy efficient - lower running costs |           |
| A (92-100)                                  |           |
| B (81-91)                                   |           |
| C (69-80)                                   |           |
| D (55-68)                                   |           |
| E (39-54)                                   |           |
| F (21-38)                                   |           |
| G (1-20)                                    |           |
| Not energy efficient - higher running costs |           |
| 60  | 69        |

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

**Environmental Impact (CO<sub>2</sub>) Rating**

| Current   | Potential |
|---|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| A (92-100)  |           |
| B (81-91)   |           |
| C (69-80)   |           |
| D (55-68)   |           |
| E (39-54)   |           |
| F (21-38)   |           |
| G (1-20)  |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| 54  | 64        |

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 349 kWh/m <sup>2</sup> per year | 272 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 3.8 tonnes per year             | 2.9 tonnes per year             |
| Lighting                 | £58 per year                    | £31 per year                    |
| Heating                  | £524 per year                   | £439 per year                   |
| Hot water                | £100 per year                   | £78 per year                    |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**