



MOUNTGRANGE
HERITAGE



Cornwall Gardens, SW7

£1,269 per week Fees May Apply

This beautiful duplex penthouse apartment, recently refurbished to a high standard, is moments from Gloucester Road, with stunning views of the communal gardens and South Kensington along with abundance of natural light, a large open plan reception room, three double bedrooms and two bathrooms (one en-suite). Residents of this building have access to the beautiful communal garden square and are a short walk away from the underground station (Circle, District & Piccadilly lines). **THE RENT INCLUDES HOT WATER AND CENTRAL HEATING.**

3 Bedrooms | 1 Reception Room | 2 Bathrooms
Unfurnished

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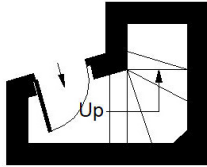
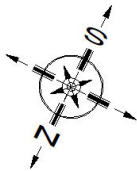
Cornwall Gardens, SW7

Approx. Gross Internal Area = 109.7 sq m / 1181 sq ft


Eaves Storage = 41.8 sq m / 450 sq ft

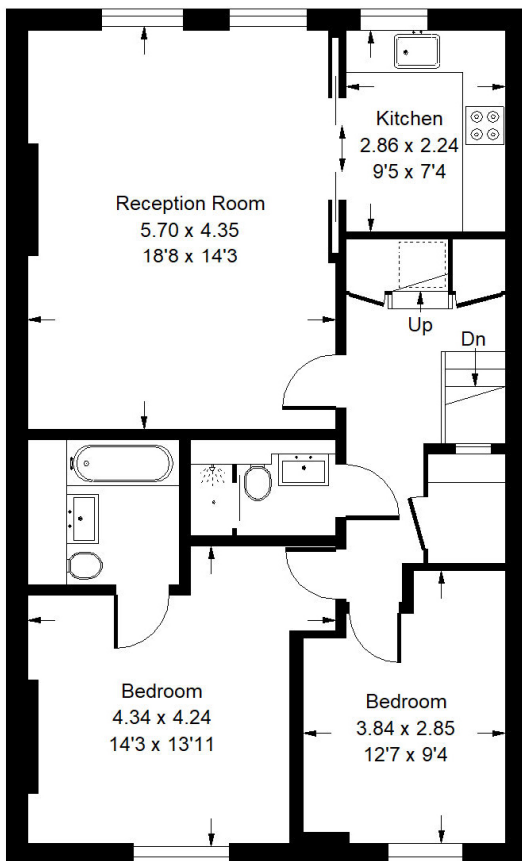
Total = 151.5 sq m / 1631 sq ft

(Excluding void)

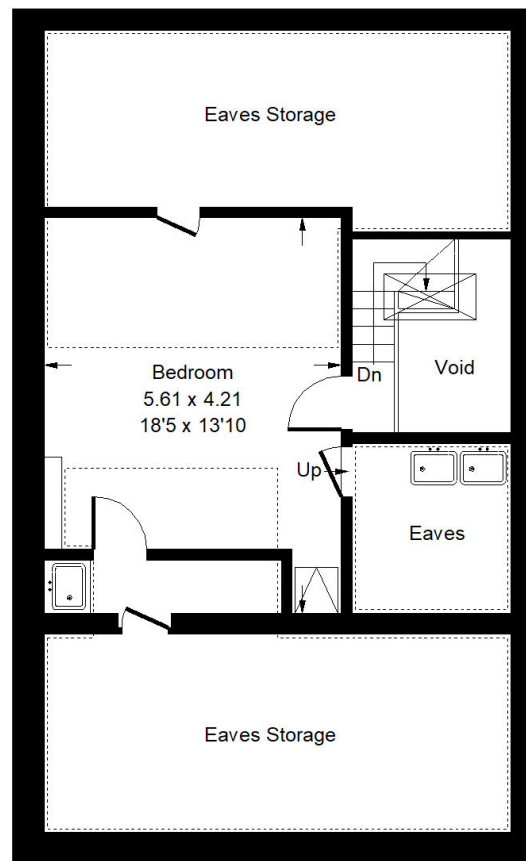


Third Floor

 = Reduced headroom
below 1.5 m / 5'0"



Fourth Floor



Fifth Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.

No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.

Plan is for illustration purposes only, not to be used for valuations.

Energy Performance Certificate



Cornwall Gardens, LONDON, SW7

Dwelling type:

Date of assessment: 27 October 2014

Date of certificate: 27 October 2014

Reference number:

Type of assessment: RdSAP, existing dwelling

Total floor area: 94 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:

£ 3,369

Over 3 years you could save

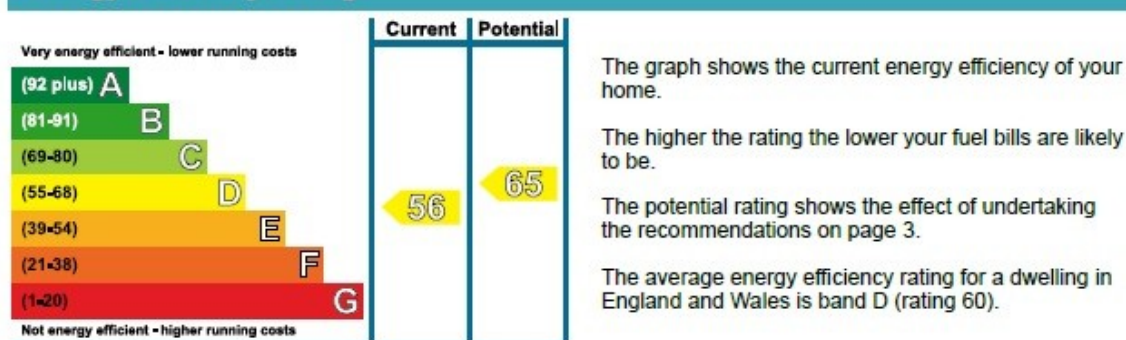
£ 723

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 180 over 3 years	
Heating	£ 2,616 over 3 years	£ 2,115 over 3 years	
Hot Water	£ 402 over 3 years	£ 351 over 3 years	
Totals	£ 3,369	£ 2,646	

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



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	£ 249	✓
2 Draught proofing	£80 - £120	£ 42	✓
3 Low energy lighting for all fixed outlets	£45	£ 144	

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

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.

IMPORTANT NOTICE

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