

Cranley Gardens, SW7

£750 per week Fees May Apply

An elegant, two bedroom flat on the raised ground floor of an impressive red brick conversion located between the Fulham Road and Old Brompton Road. The property benefits from two double bedrooms, two bathrooms, an eat-in kitchen and a spacious reception room. The flat further benefits from wooden floors throughout and high ceilings. Tenants also enjoy access to the communal gardens, which the flat overlooks. Cranley Gardens is one of South Kensington's most popular streets and is conveniently situated close to Gloucester Road and South Kensington underground stations (Circle, District & Piccadilly lines).

2 Bedrooms | 1 Reception Room | 2 Bathrooms
Unfurnished

Kensington Office

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020 7937 9976

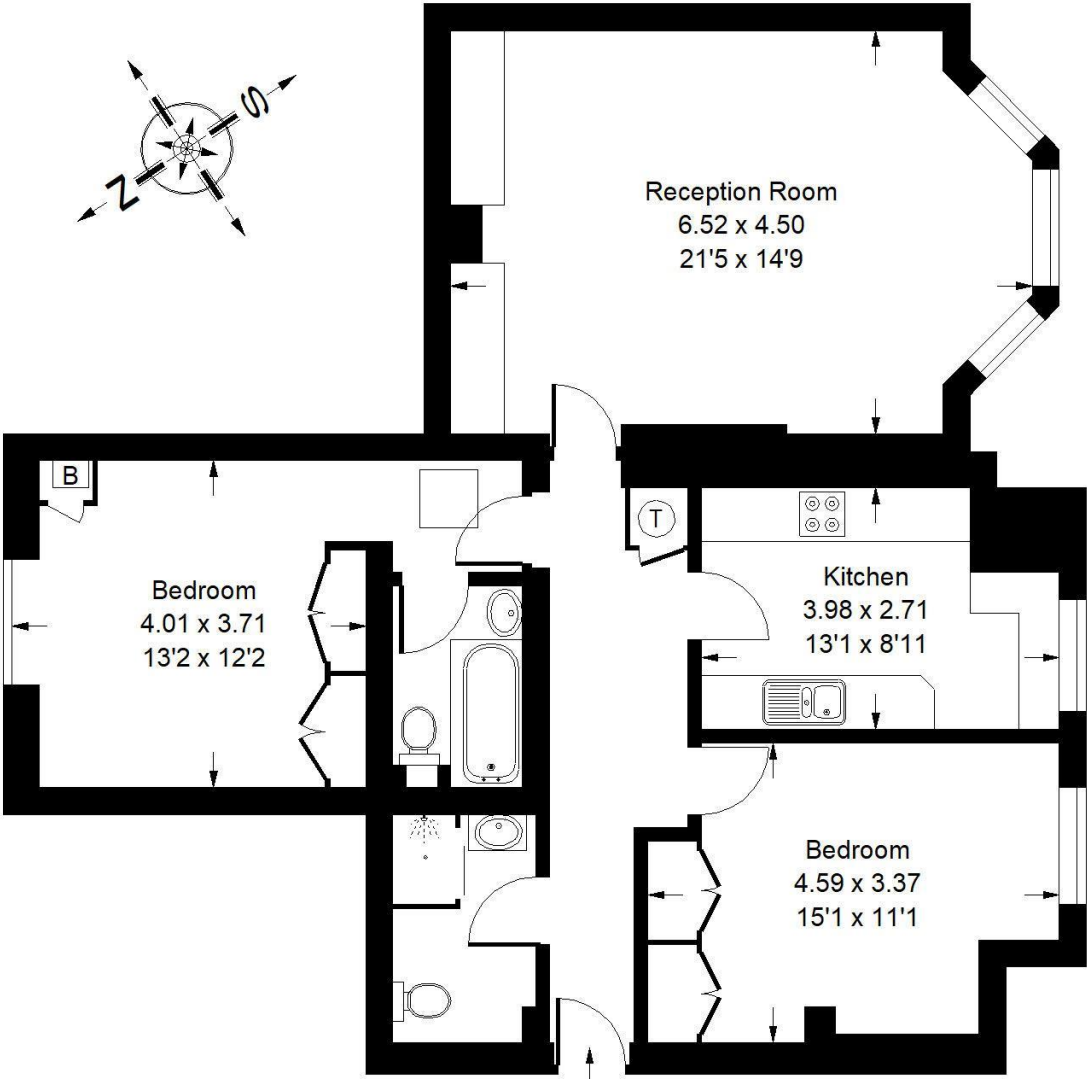
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Other offices North Kensington - Notting Hill

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Approx. Gross Internal Area
89.8 sq m / 967 sq ft



Raised Ground 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



Flat 1, Cranley Gardens, LONDON, SW7 3BD

Dwelling type:	Ground-floor flat	Reference number:	8504-9417-9529-7206-0973
Date of assessment:	09 January 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	10 January 2013	Total floor area:	98 m ²

Use this document to:

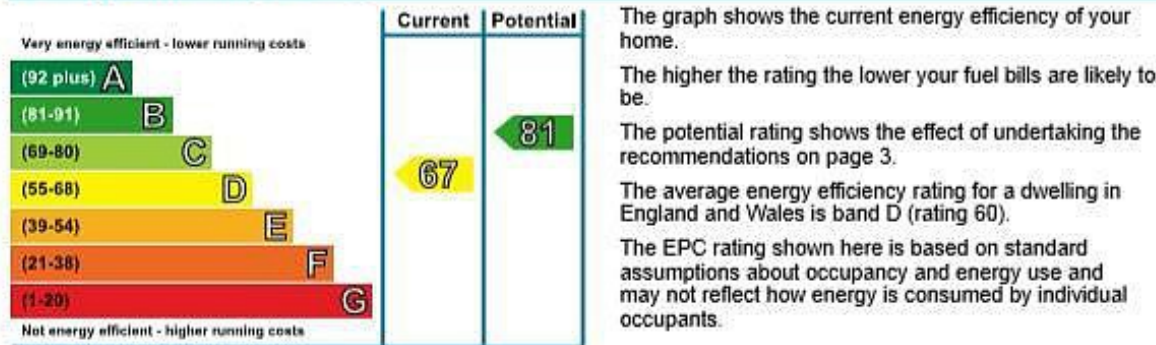
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,337
Over 3 years you could save	£ 993

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 171 over 3 years	
Heating	£ 1,611 over 3 years	£ 765 over 3 years	
Hot Water	£ 396 over 3 years	£ 408 over 3 years	
Totals	£ 2,337	£ 1,344	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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
1 Internal or external wall insulation	£4,000 - £14,000	£ 618
2 Draught proofing	£80 - £120	£ 51
3 Low energy lighting for all fixed outlets	£50	£ 144

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE

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