



Beaufort Street, Chelsea, SW3





**Beaufort Street,
Chelsea, SW3**
£850,000
Shared Freehold

The property is situated on the preferred northern section of Beaufort Street, close to the Fulham Road as well as the shops, bars and restaurants of the Kings Road. Within walking distance of South Kensington station and with regular buses close by.

- Large one bedroom
- High ceilings
- West facing living room
- Gas fireplace
- Prime location
- Recently renovated
- EPC rating D

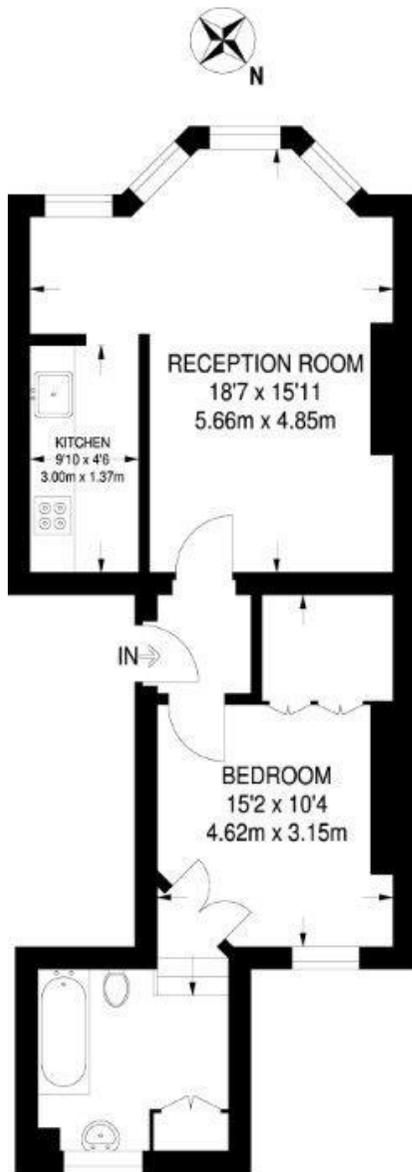
A newly decorated one bedroom apartment situated on the first floor of this period building benefiting from high ceilings and an abundance of light in the heart of Chelsea.

For more information or to arrange a viewing please contact:

South Kensington
29 Harrington Road
South Kensington, SW7 3HD
020 3040 6370
southkensington.sales@kfh.co.uk

Kinleigh Folkard & Hayward

kfh.co.uk



FIRST FLOOR
505 SQ FT / 46.90 SQ M

Energy Performance Certificate

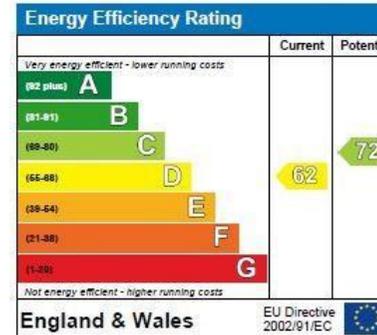


Beaufort Street
LONDON
SW3

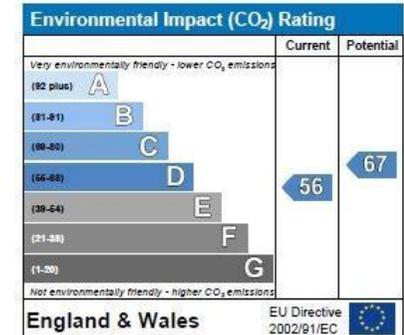
Dwelling type: Mid-floor flat
Date of assessment: 31 July 2009
Date of certificate: 31 July 2009

Total floor area: 46 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	392 kWh/m ² per year	290 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	2.2 tonnes per year
Lighting	£41 per year	£20 per year
Heating	£384 per year	£316 per year
Hot water	£80 per year	£58 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.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's 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