

Flat 10, 42 Onslow Gardens, London SW7

A bright and spacious three bedroomed third floor apartment with lift extending to approximately 1337 sq. ft., arranged across a laterally converted building with the elegant drawing room facing west over communal gardens. Onslow Gardens is located in the heart of South Kensington betwixt the Old Brompton Road and the Fulham Road. It is within close proximity to the local popular restaurants and amenities including with the excellent transport facilities of South Kensington underground station (Circle, District and Piccadilly Lines)



The accommodation and amenities comprise:

**Master Bedroom With Shower Room En-suite : 2 Further Double Bedrooms : Drawing Room :
Kitchen/Breakfast Room : Bathroom : Cloakroom : Video Entryphone : Lift : Part-Time Resident
Caretaker : Access To Communal Gardens : EPC Rating D**



Terms and Conditions

Tenure: Leasehold; approx 121 years remaining

Price: £2,650,000 Subject To Contract

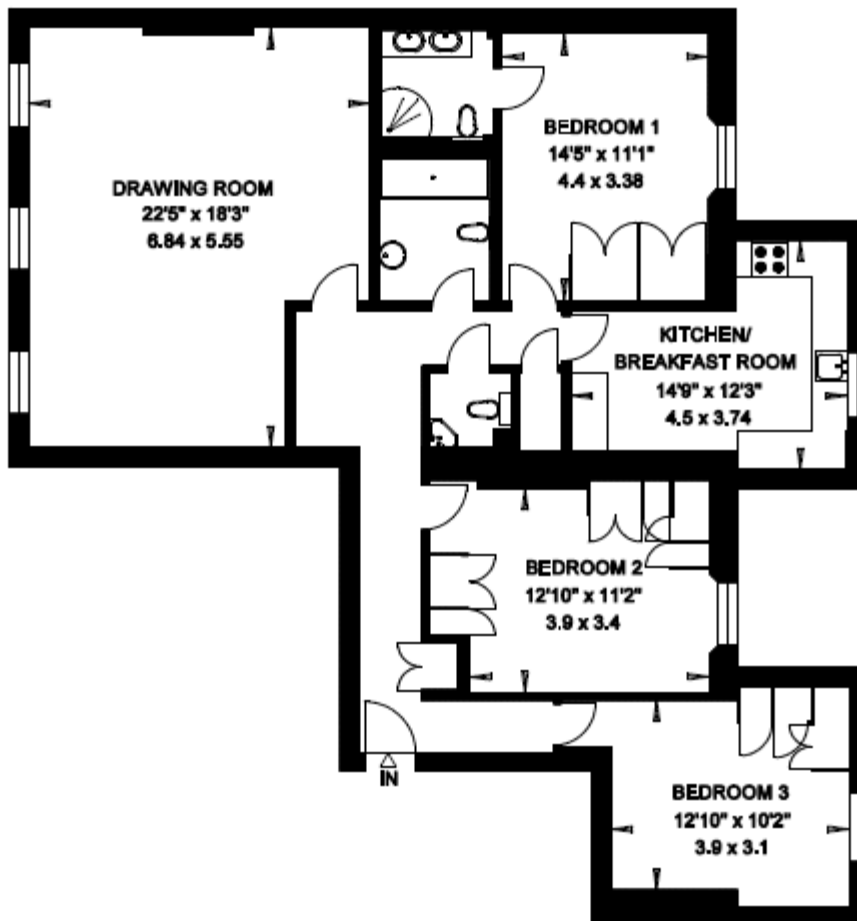
Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.



ONSLOW GARDENS
LONDON SW7 3PY

Gross Internal Area = 124 sq. metres
1337 sq. feet



THIRD FLOOR

PRODUCED BY PLANAIID

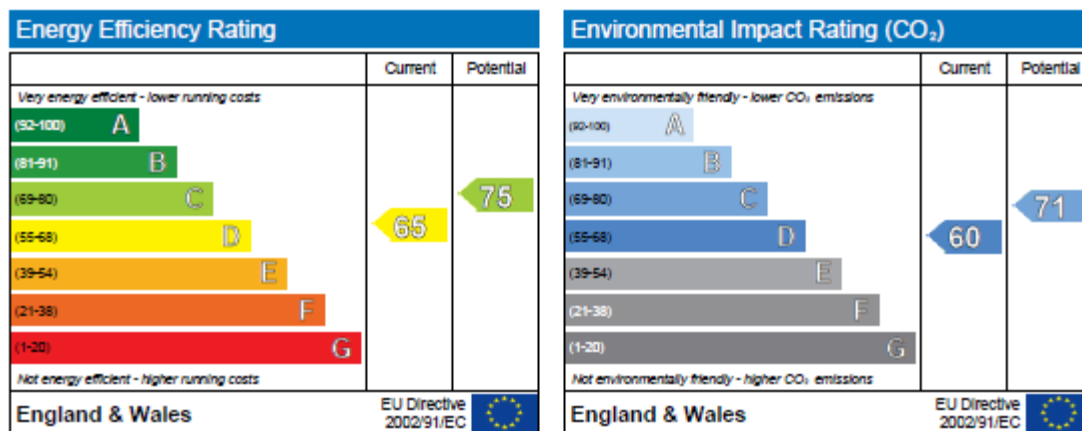
Energy Performance Certificate



Flat 10 42 Onslow Gardens
LONDON
SW7 3PY

Dwelling type: Mid-floor flat
Date of assessment: 28 April 2008
Date of certificate: 29 April 2008
Reference number: 2188-9028-6164-4168-9054
Total floor area: 105 m²

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 (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 will 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	256 kWh/m ² per year	183 kWh/m ² per year
Carbon dioxide emissions	4.5 tonnes per year	3.2 tonnes per year
Lighting	£92 per year	£48 per year
Heating	£435 per year	£353 per year
Hot water	£149 per year	£100 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.



Remember to look for the energy saving recommended logo when buying energy efficient product. It's a quick and easy way to identify the most energy efficient products on the market. 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