

# JONES

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## **4 DENBIGH HOUSE, HANS PLACE, LONDON SW1, GREATER LONDON**

A charming WEST facing FIRST FLOOR two double bedroom flat overlooking the communal gardens of Hans Place. Denbigh House is a few minutes walk from Harrods, Sloane Street and is a popular well run efficient block with a resident porter.

### **ACCOMMODATION AND AMENITIES**

**2 BEDROOMS : BATHROOM : RECEPTION ROOM : KITCHEN : GARDEN**

**AGENTS NOTE: Please read the important notice overleaf.**



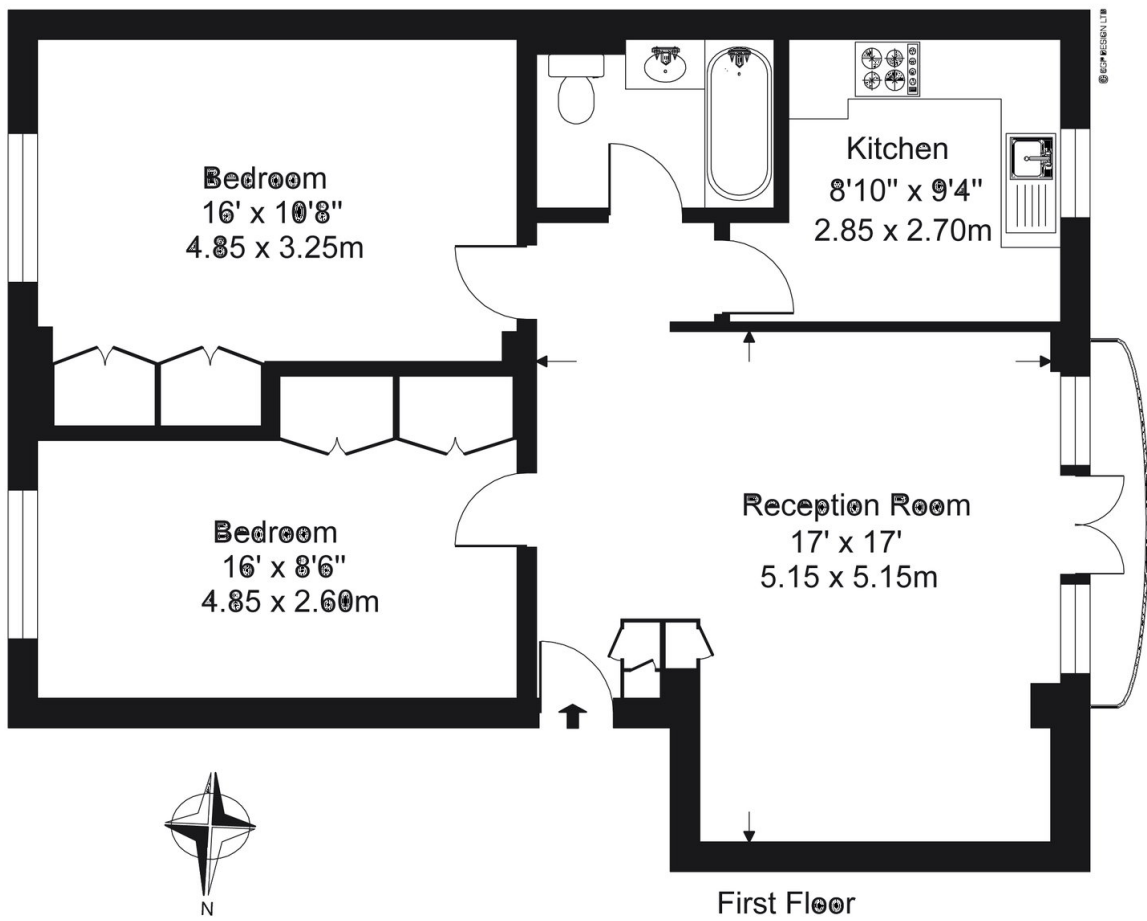
## **Terms and Conditions**

|                        |   |
|------------------------|---|
| <b>Tenure:</b>         | Leasehold; expires 20/10/2056, therefore approx. 44 years remaining |
| <b>Ground Rent:</b>    | £75   |
| <b>Service Charge:</b> | £5,014  |
| <b>Price:</b>          | £1,695,000 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.

Approximate Gross Internal Floor Area  
796 sq ft / 73.9 sq m



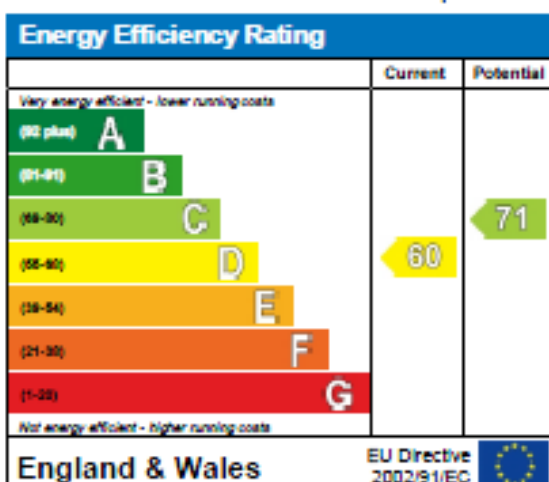
# Energy Performance Certificate



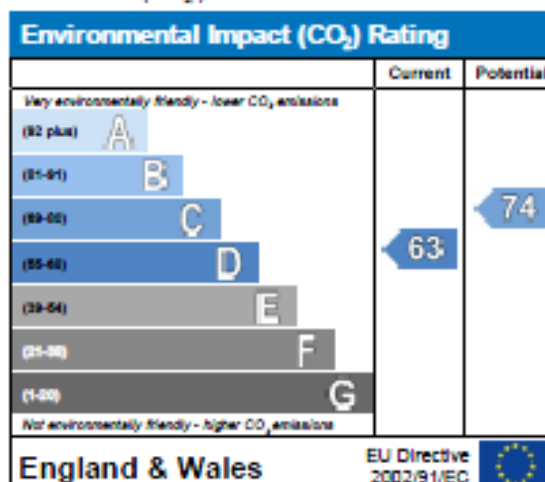
Flat 4 Denbigh House, 8-13, Hans Place  
LONDON  
SW1X 0EX

Dwelling type: Mid-floor flat  
Date of assessment: 13 October 2011  
Date of certificate: 14 October 2011  
Reference number: 8398-3979-2029-6398-6093  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 70 m<sup>2</sup>

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 (CO<sub>2</sub>) 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 (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               | 257 kWh/m <sup>2</sup> per year | 182 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 3.2 tonnes per year             | 2.3 tonnes per year             |
| Lighting                 | £78 per year                    | £39 per year                    |
| Heating                  | £421 per year                   | £243 per year                   |
| Hot water                | £246 per year                   | £245 per year                   |

### You could save up to £216 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figure do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



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