



CROWN LODGE, SW3

A very bright fourth floor apartment (with lift) in this popular portered building in a Prime Chelsea location. The property offers a reception with dining area, modern kitchen, master bedroom with en-suite, second bedroom and a separate bathroom. Crown Lodge is situated in beautifully maintained communal gardens, with access to swimming pool and gym. The property benefits from its own underground secure parking space.

EPC rating: C

**Master Bedroom with En-suite Bathroom * Bedroom * Bathroom *
Swimming Pool * 24 Hour Porter * Underground Secure Parking * IGCH**



PRICE: £1,250,000 stc.

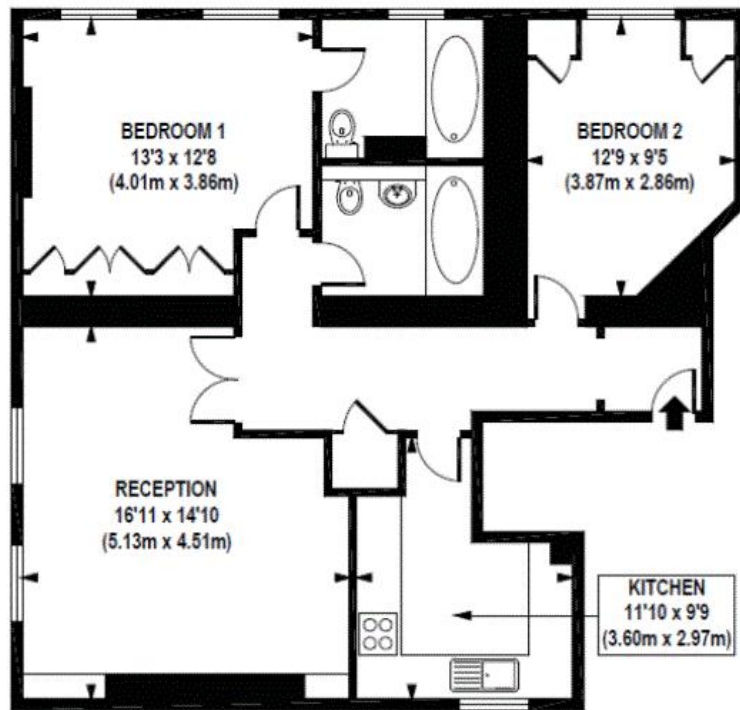
**Share of Freehold
Service Charge: £7,892 p.a.**



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Crown Lodge, London. SW3



FOURTH FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 854 sq. ft / 79.30 sq. m

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This plan is not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.

All measurements are maximum, and include window bays, and wardrobes where applicable.

This plan has been prepared in accordance with the "RICS" Code of Measuring Practice.

Where a room has a sloping ceiling, the dotted line indicates height at 1.5m and measurements are shown at floor level.

THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Performance Certificate

Flat 32 Crown Lodge, 12, Elvstan Street, LONDON, SW3 3PP

Dwelling type: Mid-floor flat Reference number: 0311-2899-7529-9204-0475
 Date of assessment: 01 February 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 05 February 2014 Total floor area: 79 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:	£ 1,871
Over 3 years you could save	£ 372

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 185 over 3 years	
Heating	£ 840 over 3 years	£ 785 over 3 years	
Hot Water	£ 304 over 3 years	£ 309 over 3 years	
Totals	£ 1,671	£ 1,299	You could save £ 372 over 3 years

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

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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
Low energy lighting for all fixed outlets	£40	£ 136	
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 234	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/leavingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to pay for your home improvements and spread the cost of your fuel bill.

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22/01/2019