

MORETONS

LONDON

6, 56 Denbigh Street, SW1V 2EU **£385per week**

SUBJECT TO CONTRACT
(FEES APPLY)

1 Reception Room(s) | 1 Bedroom(s) | 1 Bathroom(s)



Description

Well presented top floor one bedroom apartment with private terrace. The apartment comprises a spacious reception room with separate kitchen, bedroom, bathroom and private terrace with great views. offered furnished and available early November. To arrange a viewing please call us on 020 7932 0101

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www.moretons.co.uk

Moretons Property Services Limited is a member of The Crabtree Property Group
72 Rochester Row | London SW1P 1JU | Registered VAT No: 626 187 234



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Moretons Disclaimer

1. Particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statement of fact.
2. The above measurements are intended to be as accurate as possible reflecting fairly the proportions of the rooms. They are prepared using sonic measure. If any measurements are critical to you we would be delighted to double-check.
3. At the time of taking details we understand from the vendor that any kitchen, bathroom, central heating or other equipment included in the detail is in working order but we would point out that we have not had any opportunity to check these items.
4. Prior to appointment, Moretons strongly recommend that you discuss any particular points, which are likely to affect your interest in the property, with a member of staff who has seen the property in order that you do make a wasted journey.
5. The mention of kitchen appliances and/or dishwasher, washing machine, a carpet, curtain and light fitting does not necessarily mean they are included in the sale. The facts must be checked when an offer is made. January 2016.

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Energy Performance Certificate 

Flat 6 56 Denbigh Street
LONDON
SW1V 2EU

Dwelling type: Top-floor flat
Date of assessment: 25 March 2009
Date of certificate: 31 March 2009
Reference number: 2958-9021-6217-5591-8014
Total floor area: 40 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.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 52 Potential: 64

Environmental Impact Rating (CO₂)

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 46 Potential: 53

England & Wales EU Directive 2002/91/EC

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	529 kWh/m ² per year	400 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	2.7 tonnes per year
Lighting	£38 per year	£19 per year
Heating	£526 per year	£424 per year
Hot water	£75 per year	£61 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.

 The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its 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

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Fees and Charges

Inventory Fee: from £102.00 to £280.50

Administration Charge: £240.00 including VAT.

Tenancy Agreement Charge: Incorporated in the administration charge.

Reference Charge: £36.00 including VAT.

Renewal fees: £66.00 including VAT.

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