

## Rutland Gate, London. SW7

£950 pw | £4,117 pcm Subject To Contract (fees apply)



An attractive quiet ground floor flat surrounded by gardens in this secure art deco block with 24 hr concierge service and private parking. The property has been refurbished throughout with new carpets, new bathrooms and kitchen.

Large entrance hall with double doors leading to living/dini

Spacious kitchen

Master bedroom with en suite bathroom

Double bedroom

Shower room

Guest cloakroom

24 hour porter

McGlashans Property Services  
107 Crawford Street . London . W1H 2JA  
TEL: 020 7486 6711 . E: [lettings@mcglashans.co.uk](mailto:lettings@mcglashans.co.uk)

VAT Number 523 0666 68

# Energy Performance Certificate

1 Eresby House, Rutland Gate, LONDON, SW7 1BG

<b>Dwelling type:</b>	Ground-floor flat	<b>Reference number:</b>	9998-2900-6269-5607-6974
<b>Date of assessment:</b>	11 November 2013	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	11 November 2013	<b>Total floor area:</b>	115 m <sup>2</sup>

## Use this document to:

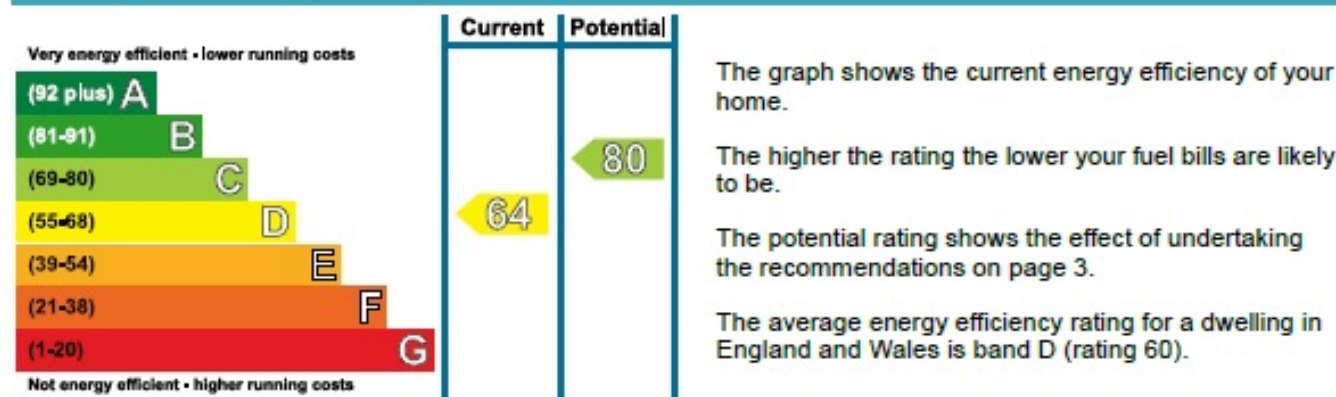
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,976</b>
<b>Over 3 years you could save</b>	<b>£ 1,368</b>



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 387 over 3 years	£ 195 over 3 years	
Heating	£ 2,274 over 3 years	£ 1,119 over 3 years	
Hot Water	£ 315 over 3 years	£ 294 over 3 years	
<b>Totals</b>	<b>£ 2,976</b>	<b>£ 1,608</b>	

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



## 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
1 Internal or external wall insulation	£4,000 - £14,000	£ 591	
2 Floor Insulation	£800 - £1,200	£ 216	
3 Low energy lighting for all fixed outlets	£70	£ 162	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.