

# 8 CHESTER SQUARE

LONDON SW1





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A beautifully presented, stucco fronted town house overlooking this prestigious garden square. The house has undergone a complete programme of restoration and has been completely redesigned to suit modern living, finished and decorated to the highest specifications, whilst retaining the period charm and many of the original features.





## ACCOMMODATION

- Ground floor kitchen opening onto dining room and family room
- South facing reception room opening onto large roof terrace
- Master bedroom suite with walk in dressing room
- 4 Further bedroom suites
- Media room
- Steam room with plunge pool
- Self contained staff suite and utility room

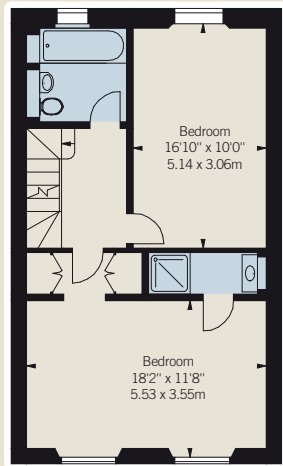
## FEATURES/AMENITIES

- Large roof terrace
- Air conditioned through out
- Original stone stair case
- Garage

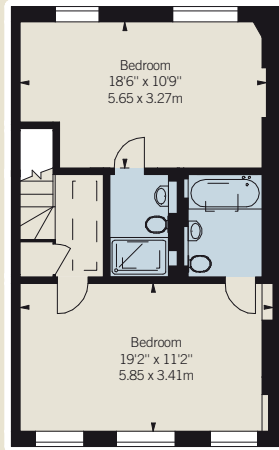
## TERMS

- Tenure**  
Freehold
- Local Authority**  
The Royal Borough of Kensington and Chelsea?
- Guide Price**  
Price on application

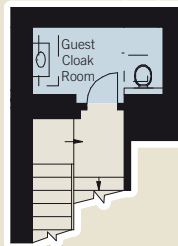




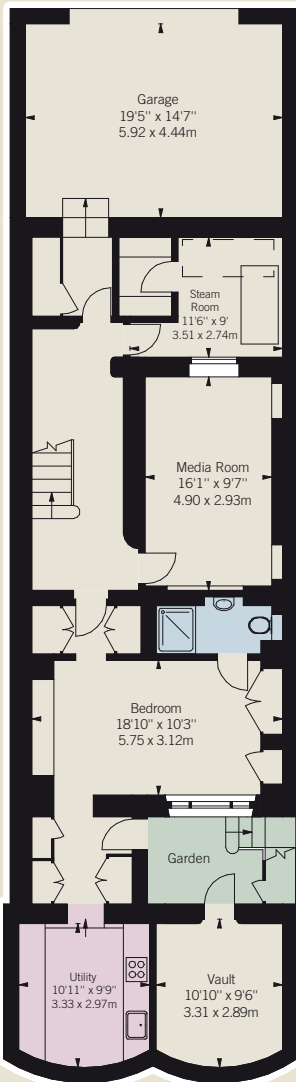
Third Floor



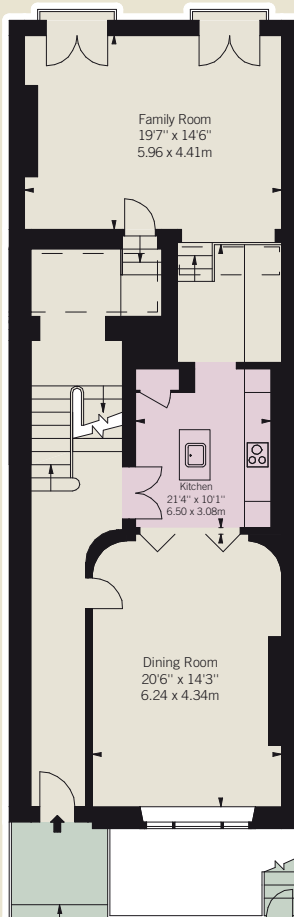
Fourth Floor



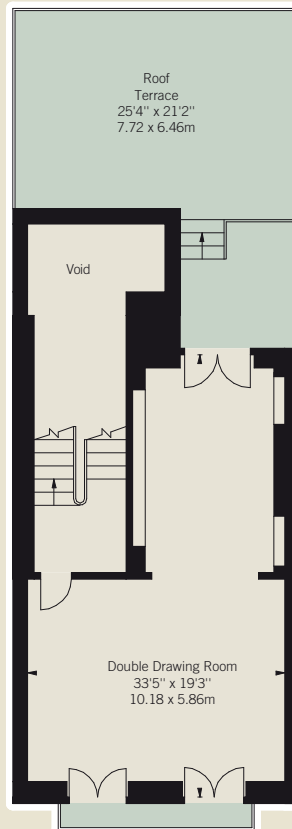
Lower Ground Floor Half Landing



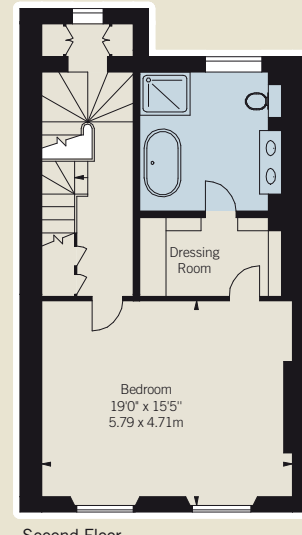
Lower Ground Floor



Ground Floor



First Floor



Second Floor

**Approximate Gross Internal Area**  
457.5 sq metres / 4,925 sq feet  
(Including Garage & Vaults)

NB: We wish to advise prospective purchasers that these sales particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. May 2010. JW/PL/8991 Photography and brochure by cgpdesign.com 020 7222 7222

## Energy Performance Certificate



8, Chester Square, LONDON, SW1W 9HH

Dwelling type: Mid-terrace house  
Date of assessment: 16 November 2012  
Date of certificate: 16 November 2012

Reference number: 9968-5943-6239-8542-1904  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 412 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

**Estimated energy costs of dwelling for 3 years: £10,446**

**Over 3 years you could save: £3,684**

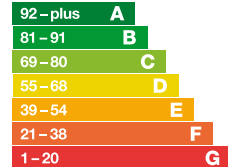
### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£696 over 3 years	£357 over 3 years	
Heating	£9,393 over 3 years	£6,048 over 3 years	
Hot water	£357 over 3 years	£357 over 3 years	
<b>Totals</b>	<b>£10,446</b>	<b>£6,762</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

Very energy efficient — lower 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).

Not energy efficient — higher running costs

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative costs	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£2,661	✓
2 Low energy lighting for all fixed outlets	£180	£264	✓
3 Secondary glazing to single glazed windows	£1,000 - £1,500	£759	✓

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/saving\\_energy](http://www.direct.gov.uk/saving_energy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

**SIMON BARNES**  
PROPERTY CONSULTANTS

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