



Ovington Mews, *Knightsbridge, SW3*





**Ovington Mews,
Knightsbridge, SW3**
£4,350,000
Freehold

Ovington Mews is located in the heart of Knightsbridge moments from the world famous Harrods department store, the green open spaces of Hyde Park and the many amenities that Knightsbridge has to offer.

- Two adjacent mews houses
- Four bedrooms
- Four bathrooms
- High specifications
- Bright and airy
- Quiet mews
- Prime Knightsbridge
- EPC ratings D

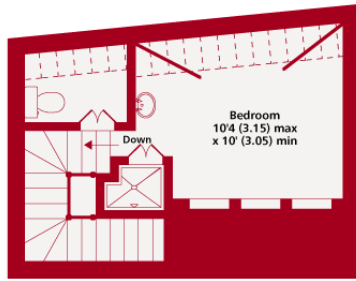
A unique opportunity to acquire two adjacent mews houses peacefully located in the heart of Knightsbridge. Properties have the potential to be joined together STPC.

For more information or to arrange a viewing please contact:

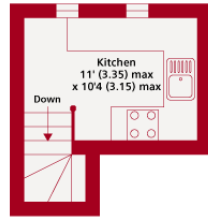
South Kensington
29 Harrington Road
South Kensington, SW7 3HD
020 3040 6370
southkensington.sales@kfh.co.uk

Kinleigh Folkard & Hayward

kfh.co.uk

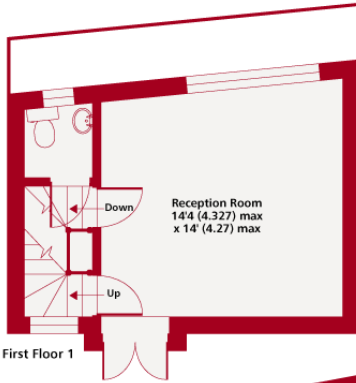


Second Floor 1

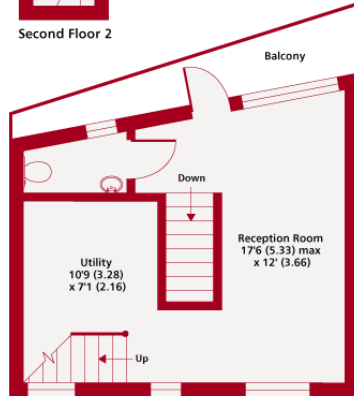


Second Floor 2

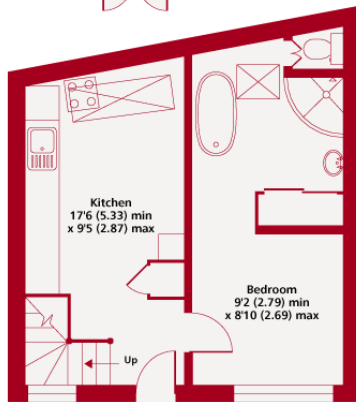
Denotes restricted head height



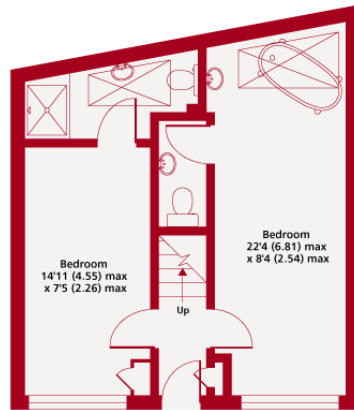
First Floor 1



First Floor 2



Ground Floor 1



Ground Floor 2

Ovington Mews SW3

Gross Internal Floor Area 1630 sqft 151.4 sqm (includes restricted head height)

Copyright nichecom.co.uk 2017 REF : 222547



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Performance Certificate				Energy Performance Certificate			
Ovington Mews, LONDON, SW3 Dwelling type: Mid-terrace house Date of assessment: 19 May 2016 Date of certificate: 19 May 2016 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				Ovington Mews, LONDON, SW3 Dwelling type: Mid-terrace house Date of assessment: 05 October 2017 Date of certificate: 05 October 2017 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			
Reference number:		RoSAP: existing dwelling		Reference number:		RoSAP: existing dwelling	
Total floor area:		77 m ²		Total floor area:		64 m ²	
Estimated energy costs of dwelling for 3 years: £ 2,166 Over 3 years you could save £ 852				Estimated energy costs of dwelling for 3 years: £ 2,262 Over 3 years you could save £ 1,098			
Estimated energy costs of this home				Estimated energy costs of this home			
Lighting	£ 309 over 3 years	£ 156 over 3 years	Potential future savings You could save £ 852 over 3 years	Lighting	£ 270 over 3 years	£ 130 over 3 years	Potential future savings You could save £ 1,098 over 3 years
Heating	£ 1,434 over 3 years	£ 1,431 over 3 years		Heating	£ 1,698 over 3 years	£ 631 over 3 years	
Hot Water	£ 1,023 over 3 years	£ 327 over 3 years		Hot Water	£ 288 over 3 years	£ 195 over 3 years	
Totals	£ 2,766	£ 1,914		Totals	£ 2,262	£ 1,164	
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.				These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating 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). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.				Energy Efficiency Rating 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). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.			
Top actions you can take to save money and make your home more efficient				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	Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 231	✓	1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 417	✓
2 Low energy lighting for all fixed outlets	£35	£ 126	✓	2 Internal or external wall insulation	£4,000 - £14,000	£ 405	✓
3 Solar water heating	£4,000 - £8,000	£ 495	✓	3 Floor insulation (solid floor)	£4,000 - £6,000	£ 57	✓
See page 3 for a full list of recommendations for this property.				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.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.				To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.			

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.