



30 WALTON STREET
LONDON SW3

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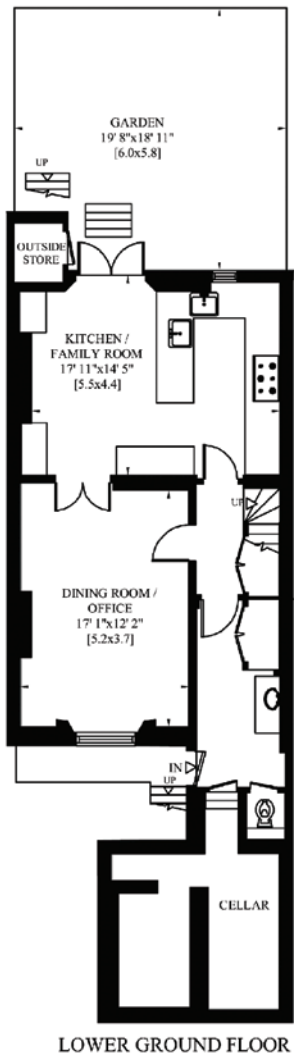
A handsome and elegant stucco-fronted freehold house with a private garden situated in a prime Knightsbridge location.

Walton Street is ideally located only a short walk to Brompton Road, Sloane Street, Harrods and Harvey Nichols. A number of very popular private schools are also very close by.

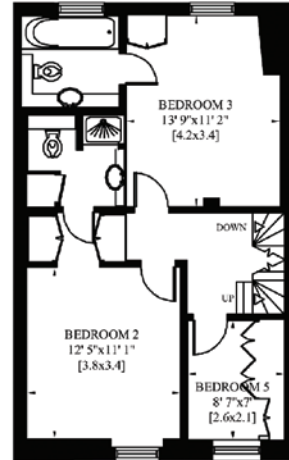
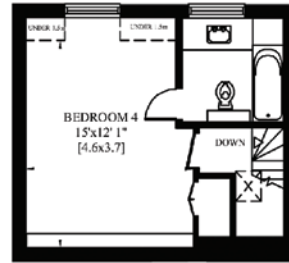
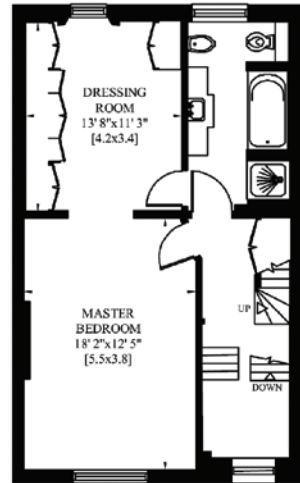
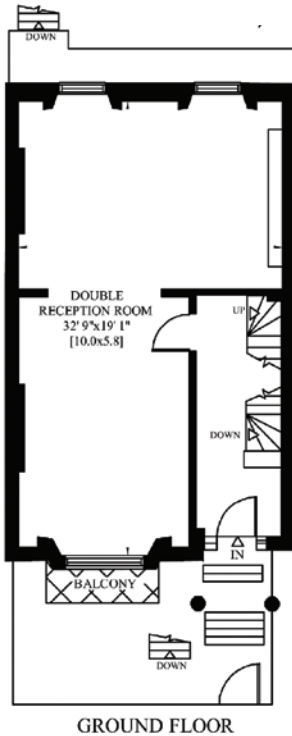
- Entrance Hall
- Double Reception Room
- Dining Room
- Kitchen/Breakfast Room
- Master Bedroom Suite with Dressing Room and Bathroom En-Suite
- Three Further Double Bedrooms (all en-suite)
- Possible Bedroom 5/Study
- Cloakroom
- Garden
- Wine Cellar







Approx. gross internal area 268 Sq.M. / 2875 Sq.Ft.
 Approx. gross internal area 270 Sq.M. / 2902 Sq.Ft.
 including 1.5m high and outside store



Energy Performance Certificate



30, Walton Street, LONDON, SW3 1RE

Dwelling type: Mid-terrace house
 Date of assessment: 25 June 2012
 Date of certificate: 26 June 2012

Reference number: 2058-8048-6295-4572-6944
 Type of assessment: RdSAP existing dwelling
 Total floor area: 255 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

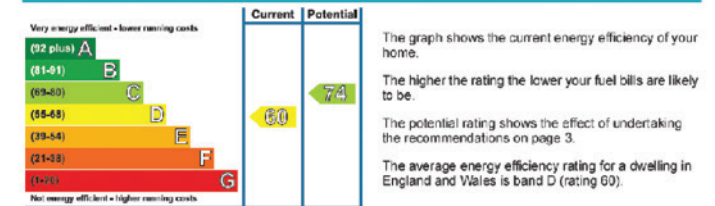
Estimated energy costs of dwelling for 3 years:	£5,661
Over 3 years you could save	£1,356

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£622 over 3 years	£267 over 3 years	
Heating	£4,791 over 3 years	£3,690 over 3 years	
Hot Water	£348 over 3 years	£348 over 3 years	
Totals	£5,661	£4,305	

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	£795	✓
2 Low energy lighting for all fixed outlets	£100	£222	✓
3 Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£369	✓

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 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.

These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

Important Notice:

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