



# Elm Park Road, SW3

£1,650,000 Leasehold

2 bedroom apartment for sale

## Description

A well presented upper floor maisonette situated in a period stucco fronted building on this popular residential street just North of the Kings Road.

NB: As previously furnished

Lease length 125 Years from 3rd October 2018

## Tenure

Leasehold (125 years)



Flat 3,  
34 Elm Park Road, SW3  
Approximate gross internal area  
1,259 sq ft / 117.0 sq m



Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	55	58	(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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 will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Viewing by appointment only  
 Milton Stone - Head Office  
 53 Abingdon Road, London W8 6AN  
 Tel: 0207 938 2311 Email: info@miltonstone.com Website: www.miltonstone.com

