

39 Lower Belgrave Street

BELGRAVIA SW1





Approximate Gross Internal Area
 1,866 sq ft / 175.2 sq m excluding valuts
 1,934 sq ft / 179.7 sq m including valuts

A Belgravia freehold investment property for sale comprising a hairdressing shop on the ground and lower floors and a self-contained four bedroom residential triplex unit above with its own separate entrance. The lease on the commercial part of the property commenced 28th March 1996 and expires on 24th December 2015. The annual rent is £17,500.

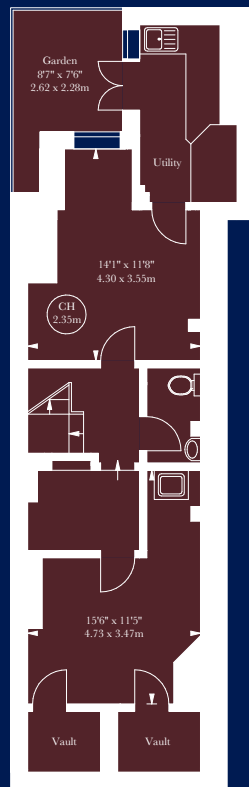
ACCOMMODATION & AMENITIES

- Freehold Investment Property
- Four Bedroom Residential Unit
- Hairdressers on Ground and Lower Floors
- Passing Rent £17,500 per annum
- Total Footage Gross Internal: 1,934 sq. ft.
- Residential Unit: 1,030 sq ft GIA
- Commercial Unit: 904 sq ft GIA
- Commercial Rateable Value: £16,250
- Commercial Rates Payable for 2012: £7,312.50

TENURE: Freehold

LOCAL AUTHORITY: City of Westminster

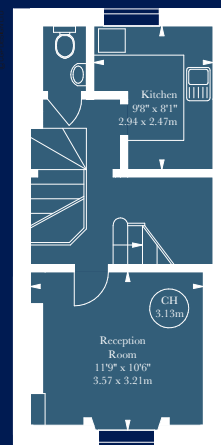
PRICE: On Application



Lower Ground Floor



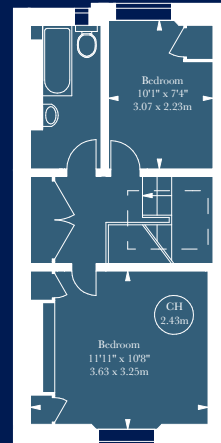
Ground Floor



First Floor



Second Floor



Third Floor

Key:
CH - Ceiling Height

Energy Performance Certificate



39, Lower Belgrave Street, LONDON, SW1W 0LS
 Dwelling type: Top-floor maisonette
 Date of assessment: 09 July 2012
 Date of certificate: 10 July 2012
 Reference number: 8303-2010-4029-1007-7323
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 91 m²

Use this document to:

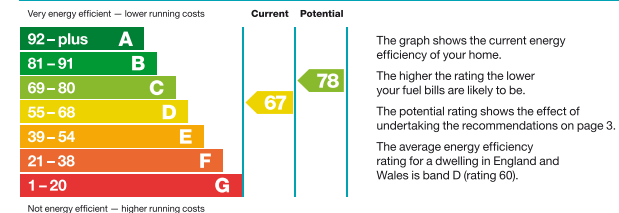
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|---------------|
| Estimated energy costs of dwelling for 3 years: | £2,136 |
| Over 3 years you could save: | £696 |

| Estimated energy costs of this home | | | |
|-------------------------------------|---------------------|-------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £234 over 3 years | £156 over 3 years | |
| Heating | £1,578 over 3 years | £957 over 3 years | |
| Hot water | £324 over 3 years | £327 over 3 years | |
| Totals | £2,136 | £1,440 | |

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 costs | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|-------------------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £423 | <input checked="" type="checkbox"/> |
| 2 Draught proofing | £80 - £120 | £51 | <input checked="" type="checkbox"/> |
| 3 Low energy lighting for all fixed outlets | £30 | £72 | <input type="checkbox"/> |

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 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.

Wellbelove
 Quested

PROPERTY CONSULTANTS

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 Belgravia
 London SW1W 9JR

wellbelove-quested.com

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. July 2012. CGP11545-JA03K. Photography and brochure by cgdpsign.com 020 7222 7222