



www.ultraestates.co.uk

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ULTRA ESTATES
Sales, Lettings, Management

Tel : 020 7723 4288

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8 IMPERIAL HOUSE, 11-13 YOUNG STREET, LONDON, W8

£750 pw / £3,250 pm Subject To

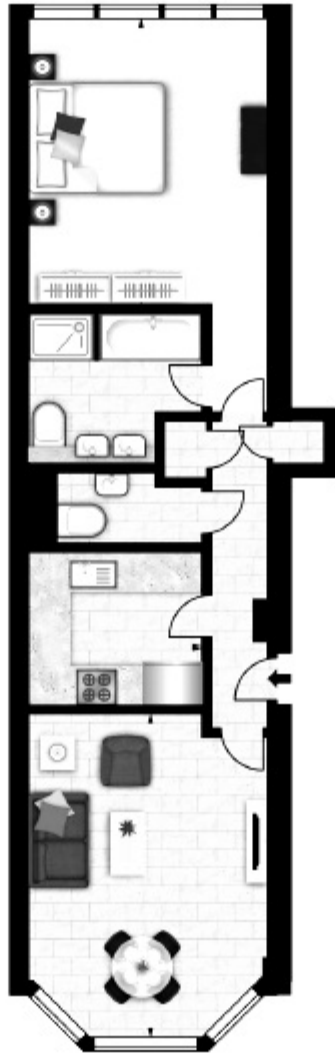


Set on the 3rd floor and offering 687 sq ft, this stunning apartment has been individually designed to the highest specification allowing for space, light and style. The accommodation comprises a fully fitted kitchen, large reception room, a master bedroom with an en suite bathroom, family bathroom. This prime location is also within easy walking distance to the wide open spaces of Kensington Palace, V & A and Science Museum, as well as the Imperial College, and The Royal Albert Hall, and is within easy access to South Kensington (Piccadilly, District and Circle lines), underground station. All of our tenants benefit from a dedicated on-site or building manager who is on hand to assist with any property related issues. We also employ a dedicated team of maintenance experts and provide a 24-hour emergency helpline.

Bedroom : Bathroom : Guest WC : Reception Room : Kitchen : Porter : EPC Rating TBC

For more information please contact Ultra Estates
61 Rossmore Road, London NW1 6RB





FLAT
IMPERIAL HOUSE
YOUNG STREET W8

Third Floor

Approx Gross Internal Area*
687 Sq Ft - 63.82 Sq M

Supplier and Drawn By

BKR

Sunnyhill House, 3-7 Sunnyhill Road
London, SW16 2UQ

Tel: 0845 207 2023
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info@bkrfloorplans.co.uk
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* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

Fees and Charges

UPFRONT PAYMENTS/FEEES FOR LETTING THIS PROPERTY, IF IT IS AN AST LETTING, CONSIST ONLY OF THE RENT, TENANCY DEPOSIT AND ANY AGREED HOLDING DEPOSIT (IF APPLICABLE). FOR A LIST OF ADMINISTRATIVE PAYMENTS AND FEES APPLICABLE TO ALL OTHER LETTINGS, PLEASE CONTACT US FOR FURTHER INFORMATION.

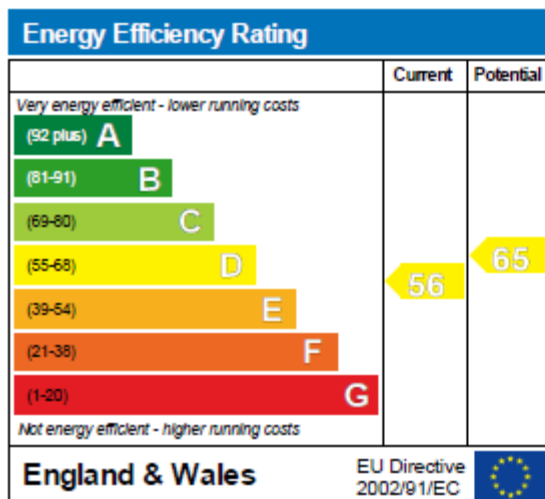
Energy Performance Certificate



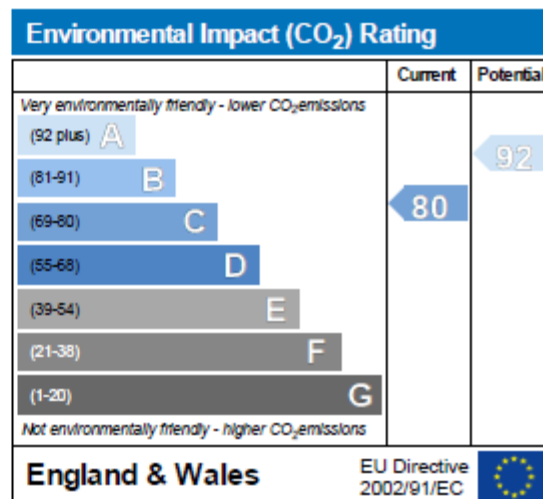
Flat
11-13 Young Street
LONDON
W1

Dwelling type: Mid-floor flat
Date of assessment: 16 May 2011
Date of certificate: 17 May 2011
Reference number: 8399-6725-8970-9683-4992
Type of assessment: RdSAP, existing dwelling
Total floor area: 61 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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 are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	306 kWh/m ² per year	229 kWh/m ² per year
Carbon dioxide emissions	1.6 tonnes per year	0.7 tonnes per year
Lighting	£68 per year	£34 per year
Heating	£309 per year	£185 per year
Hot water	£400 per year	£400 per year

You could save up to £158 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.