

# PEREDS

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PROPERTY CONSULTANTS  
SINCE 1967

## Soho Lofts Richmond Mews W1

A furnished loft-style one bedroom apartment within this famous portered apartment block in the heart of Soho. It's on the first floor, in a quiet spot at the rear of the building and of course close to the buzz of Soho.

£675 per week  
*furnished*



double bedroom  
ensuite Bathroom  
separate shower room/wc  
large plan kitchen/reception room  
resident porter



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Soho Lofts,  
Richmond Mews, W1D  
Approximate Gross Internal Area  
**103.34 sq m / 1,112 sq ft**  
( CH = Ceiling Heights )

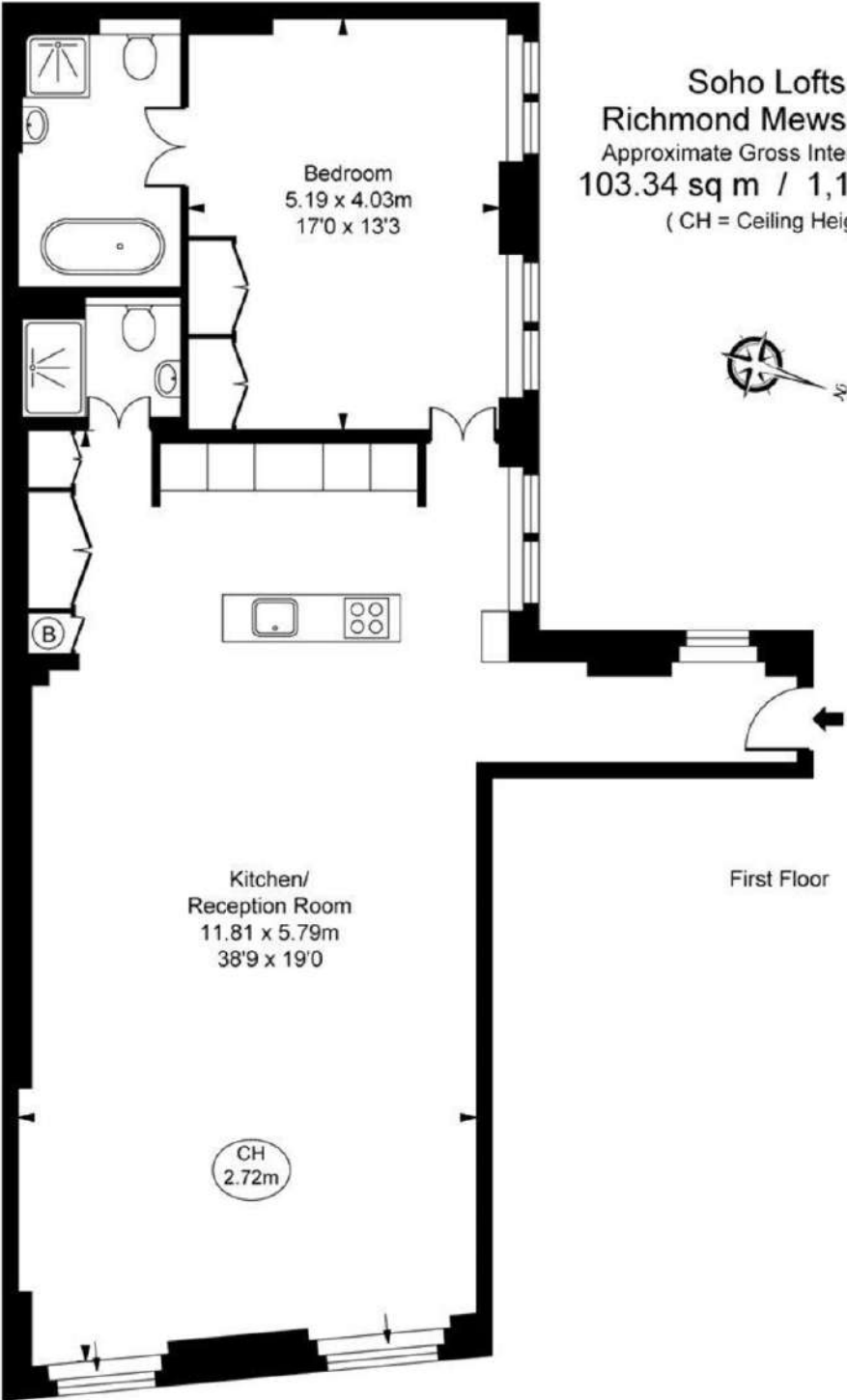


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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# Energy Performance Certificate

Richmond Mews, LONDON, W1D 3DD

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 27 June 2016  
**Date of certificate:** 04 July 2016  
**Reference number:** 8900-3634-5529-2227-8663  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 105 m<sup>2</sup>

### 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

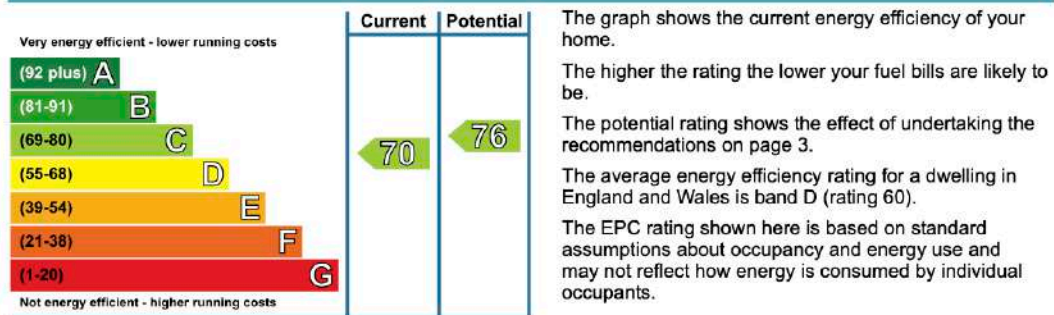
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,670</b>
<b>Over 3 years you could save</b>	<b>£ 606</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 387 over 3 years	£ 210 over 3 years	
Heating	£ 2,001 over 3 years	£ 1,572 over 3 years	
Hot Water	£ 282 over 3 years	£ 282 over 3 years	
<b>Totals</b>	<b>£ 2,670</b>	<b>£ 2,064</b>	

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



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 459
2 Low energy lighting for all fixed outlets	£60	£ 150

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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Pereds make no administrative charges to tenants and the only “extras” a tenant should expect to incur is an inventory clerk’s check-out fee at the end of a tenancy. Charges for preparing an inventory and a check-in at the start of a tenancy are the landlord’s responsibility.

Please be aware that descriptions of property are inevitably subjective. Those given here are intended to be fair and accurate, but they are prepared for guidance only and do not form a part of any offer or contract. No responsibility is taken for errors, omissions or mis-statements.

Areas, measurements or distances referred to are approximate only.

It should not be assumed that items shown in photographs would remain at the property.

Pereds make no representations nor give any warranty whatever either during negotiations, in particulars or elsewhere.

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