

MOUNTGRANGE
HERITAGE



Lansdowne Road, W11

£2,500 per week Fees May Apply

A simply stunning apartment in one of the most beautiful villas on arguably the best street in Holland Park. The property has the most extravagant private roof garden and offers superb entertaining space as well as offering good flexible accommodation. The incredible private roof terrace offers views across west London and there is also access to the beautiful communal gardens behind. The building is a couple of minutes walk from the cafes and shops on Holland Park Avenue and also those at Clarendon Cross; Holland Park itself is less than a 10 minute walk, as is Notting Hill.

2 Bedrooms | 2 Reception Rooms | 2 Bathrooms
Unfurnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU
020 7221 2277

lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

Lansdowne Road, W11

Gross internal area (approx.)

1578 Sq ft (147 Sq m) Including Under 1.5m

1504 Sq ft (140 Sq m) Excluding Under 1.5m

For identification only, Not to Scale

Floor Plan by **capital group** 020 8871 7722



Second Floor



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Performance Certificate



Top Maisonette, Lansdowne Road, LONDON, W11 3LL

Dwelling type: Top-floor flat
 Date of assessment: 08 May 2013
 Date of certificate: 09 May 2013

Reference number: 8602-8180-3829-5707-8573
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 123 m²

Use this document to:

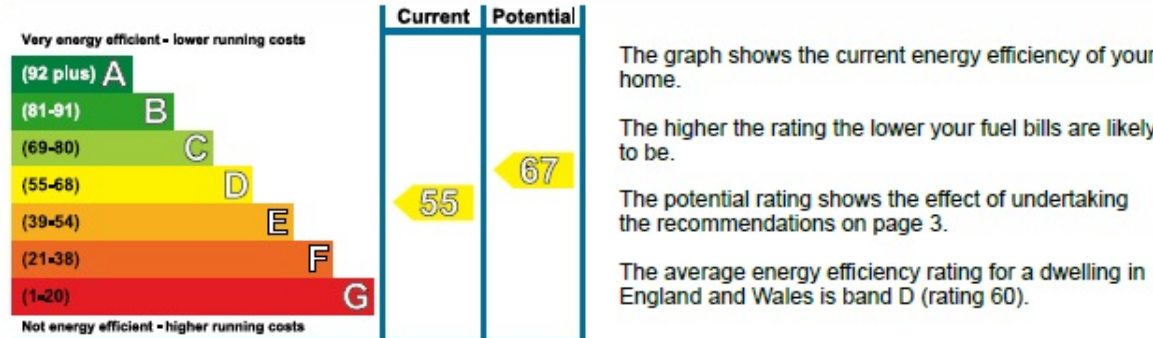
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,687
Over 3 years you could save	£ 1,005

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 198 over 3 years	
Heating	£ 2,970 over 3 years	£ 2,130 over 3 years	
Hot Water	£ 408 over 3 years	£ 354 over 3 years	
Totals	£ 3,687	£ 2,682	

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	£ 477	
2 Low energy lighting for all fixed outlets	£30	£ 99	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 327	

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). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

IMPORTANT NOTICE

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