

Brunswick Gardens, W8

£807 per week Fees May Apply

A rarely available first floor balcony flat in a prime location, sitting between Kensington and Notting Hill. The large, spacious reception room has a semi open-plan kitchen and a balcony overlooking the beautiful tree-lined street. There is a modern kitchen and bathroom and a good sized double bedroom with great storage. Notting Hill Gate is a short walk away offering fabulous amenities, including Notting Hill Gate underground station (Circle, District and Central lines). The wide open green spaces of Hyde Park and Kensington Gardens are also close by.

**1 Bedroom | 1 Reception Room | 1 Bathroom
Unfurnished**

Kensington Office

13b Stratford Road, London W8 6RF
020 7937 9976

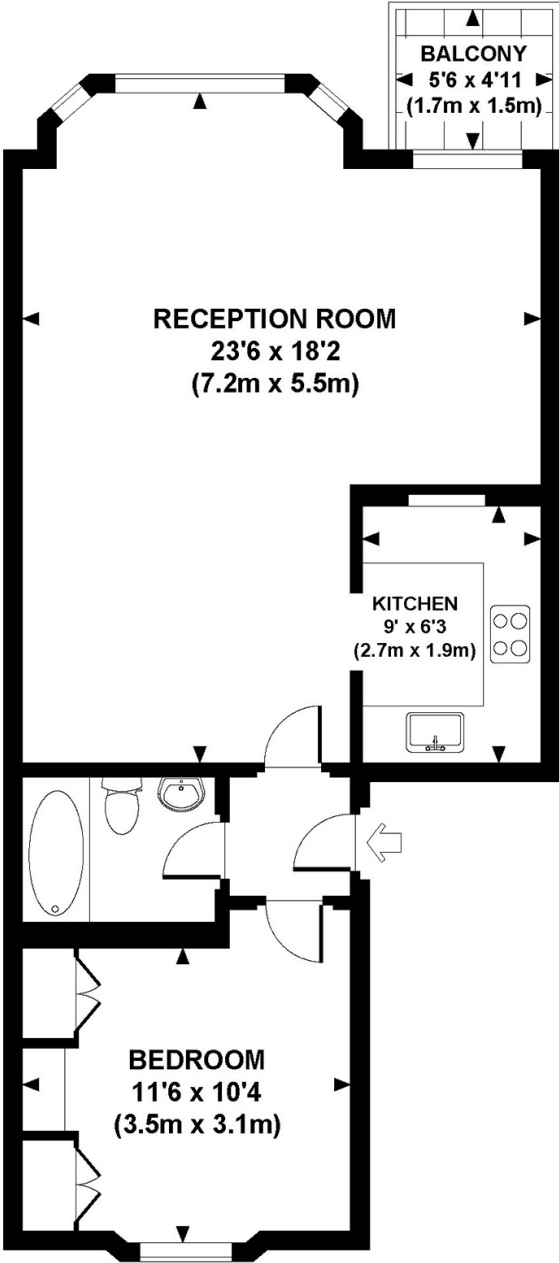
lettings.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

mountgrangeheritage.co.uk

BRUNSWICK GARDENS, W8

Approx. gross internal area
594 Sq.Ft. / 55.2 Sq.M.



FIRST FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013
Dowling Jones Design www.dowlingjones.com 020 7610 9933

Energy Performance Certificate



Flat 42 Brunswick Gardens, LONDON, W8 4AN

Dwelling type: Mid-floor flat
 Date of assessment: 04 April 2019
 Date of certificate: 08 April 2019

Reference number: 8141-6224-6100-4094-4902
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 55 m²

Use this document to:

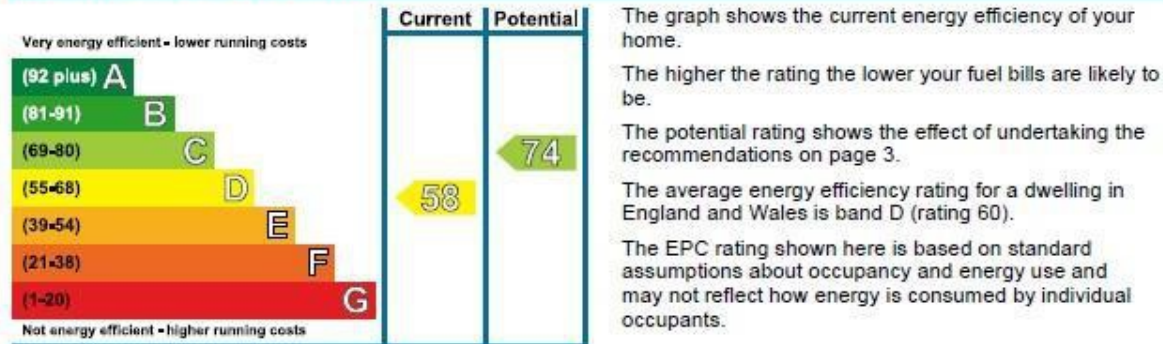
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,061
Over 3 years you could save	£ 822

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 132 over 3 years	
Heating	£ 1,362 over 3 years	£ 804 over 3 years	
Hot Water	£ 441 over 3 years	£ 303 over 3 years	
Totals	£ 2,061	£ 1,239	

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	£ 306
2 Draught proofing	£80 - £120	£ 18
3 Low energy lighting for all fixed outlets	£30	£ 111

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE

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