

MOUNTGRANGE
HERITAGE



Marloes Road, W8

£692 per week Fees May Apply

A well presented two bedroom first floor apartment close to Kensington High Street. This flat has a bright and spacious reception room with floor to ceiling windows, kitchen with access to a balcony, a large master bedroom with fitted storage, second double bedroom and a modern bathroom with a lovely roll top bath. Ideally located moments from Kensington High Street, Earls Court and Gloucester Road Stations. The property is furnished and would suit a professional person, couple or sharers.

2 Bedrooms | 1 Reception Room | 1 Bathroom
Furnished

Kensington Office

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

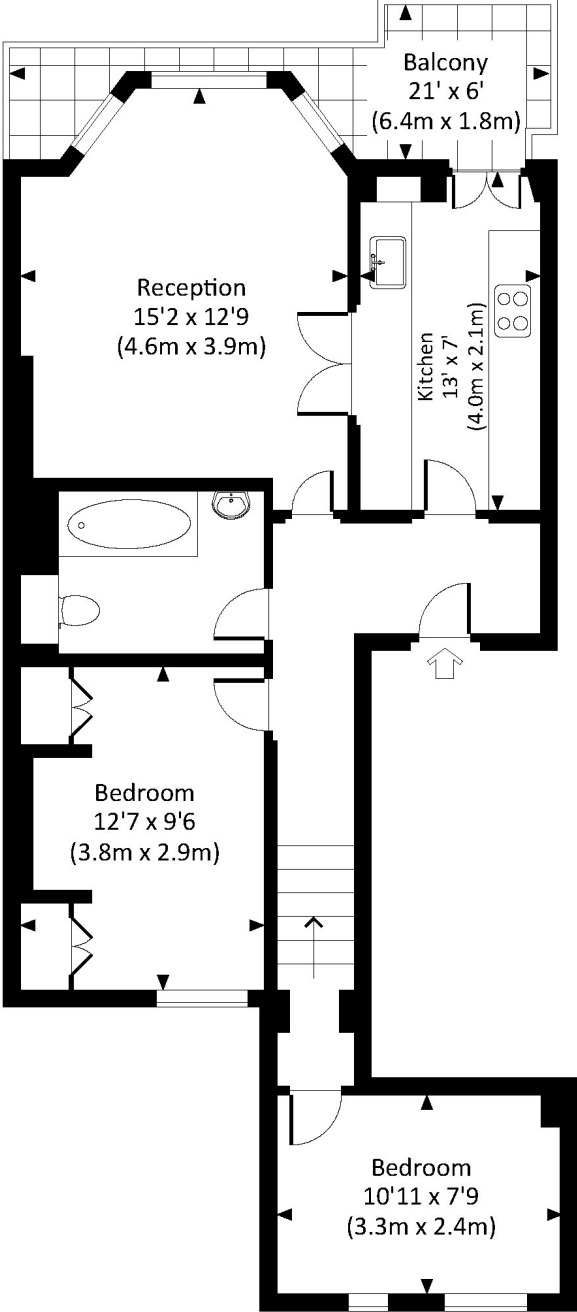
lettings.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

mountgrangeheritage.co.uk

MARLOES ROAD, W8

Approx. gross internal area
667 Sq.Ft. / 62.0 Sq.M.



FIRST FLOOR

 All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2015 www.dowlingjones.com 020 7610 9938

Energy Performance Certificate



Flat , Marloes Road, LONDON, W8 5LJ

Dwelling type: Mid-floor flat
Date of assessment: 10 August 2015
Date of certificate: 11 August 2015

Reference number: 8685-7228-3190-0820-3996
Type of assessment: RdSAP, existing dwelling
Total floor area: 54 m²

Use this document to:

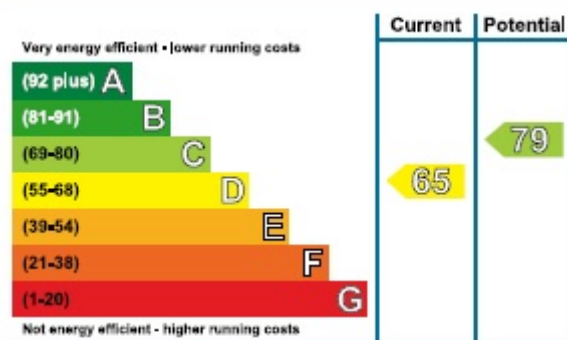
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,794
Over 3 years you could save	£ 717

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 114 over 3 years	
Heating	£ 1,287 over 3 years	£ 675 over 3 years	
Hot Water	£ 282 over 3 years	£ 288 over 3 years	
Totals	£ 1,794	£ 1,077	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£ 519	
2 Low energy lighting for all fixed outlets	£50	£ 99	
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £8,500	£ 102	

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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