



**MOUNTGRANGE**  
HERITAGE



## **Ladbroke Gardens, W11**

### **£800,000 Share of Freehold**

A stunning duplex apartment with access to beautiful communal gardens in Notting Hill. The flat provides a very cool and individual living space which comprises: a bright reception room, kitchen, a principal bedroom with an en suite bathroom and access to a large a secluded flat roof area (not demised) with panoramic views of London. The building also has access to lovely mature communal gardens. Ladbroke Gardens is moments away from the fabulous array of fashionable boutiques, cafes and restaurants of Westbourne Grove and Portobello Road as are the excellent transport links on Notting Hill Gate which provides easy access to The City.

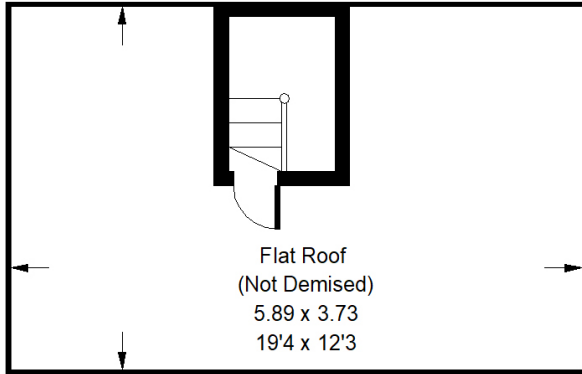
**1 Bedroom | 1 Reception Room | 1 Bathroom**

**Notting Hill Office**  
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020 7221 2277  
[sales@mountgrangeheritage.co.uk](mailto:sales@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

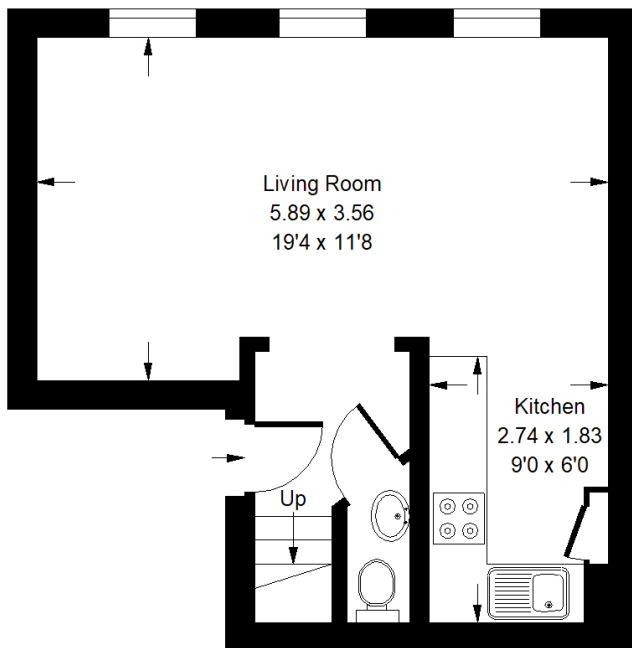
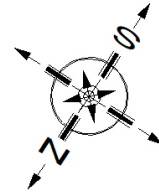
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Ladbroke Gardens, W11

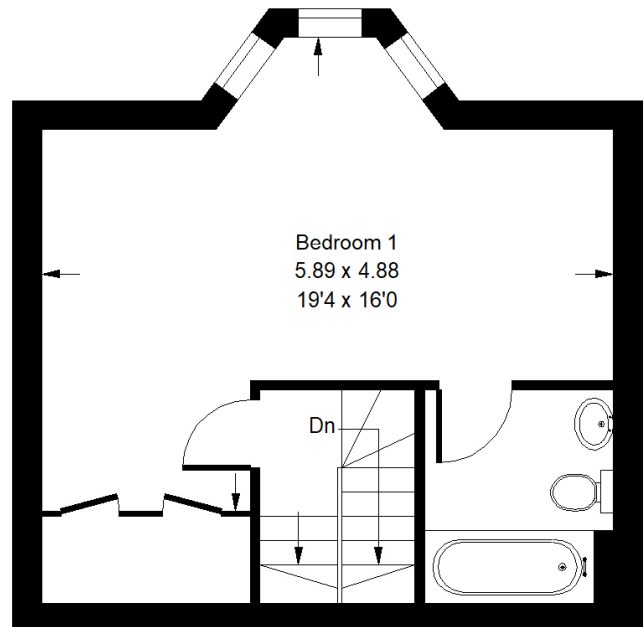


**Roof Terrace**

Approx. Gross Internal Area  
63.8 sq m / 687 sq ft



**Third Floor**



**Fourth Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

# Energy Performance Certificate



**Ladbroke Gardens, LONDON, W11**

**Dwelling type:** Top-floor flat  
**Date of assessment:** 27 March 2019  
**Date of certificate:** 01 April 2019

**Reference number:** 8021-6927-5860-0783-0926  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 55 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

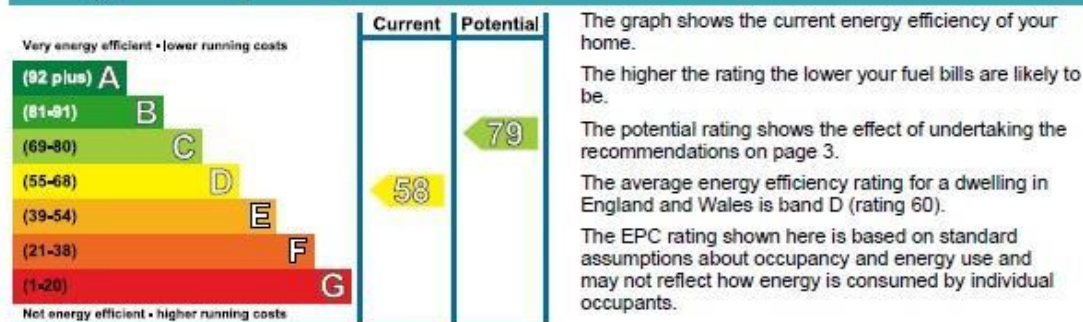
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,064</b>
<b>Over 3 years you could save</b>	<b>£ 1,041</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 129 over 3 years	£ 129 over 3 years	
<b>Heating</b>	£ 1,695 over 3 years	£ 654 over 3 years	
<b>Hot Water</b>	£ 240 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 2,064</b>	<b>£ 1,023</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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 105
2 Room-in-roof insulation	£1,500 - £2,700	£ 780
3 Draught proofing	£80 - £120	£ 21

See page 3 for a full list of recommendations for this property.

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.

## IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.