



MOUNTGRANGE
HERITAGE



Arundel Gardens, W11

£1,095 per week Fees May Apply

This is simply the perfect Notting Hill flat which has been designed with respect to the period building and with immense flair. The reception room has southerly views across the most beautiful communal gardens and the property is less than a two minute walk from both Westbourne Grove and Portobello Road, and only a five minute walk to Notting Hill underground station (Central, Circle & District lines). Available for short let.

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

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

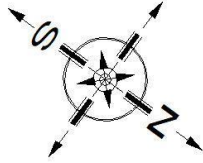
lettings.nhg@mountgrangeheritage.co.uk


Other offices Kensington - North Kensington

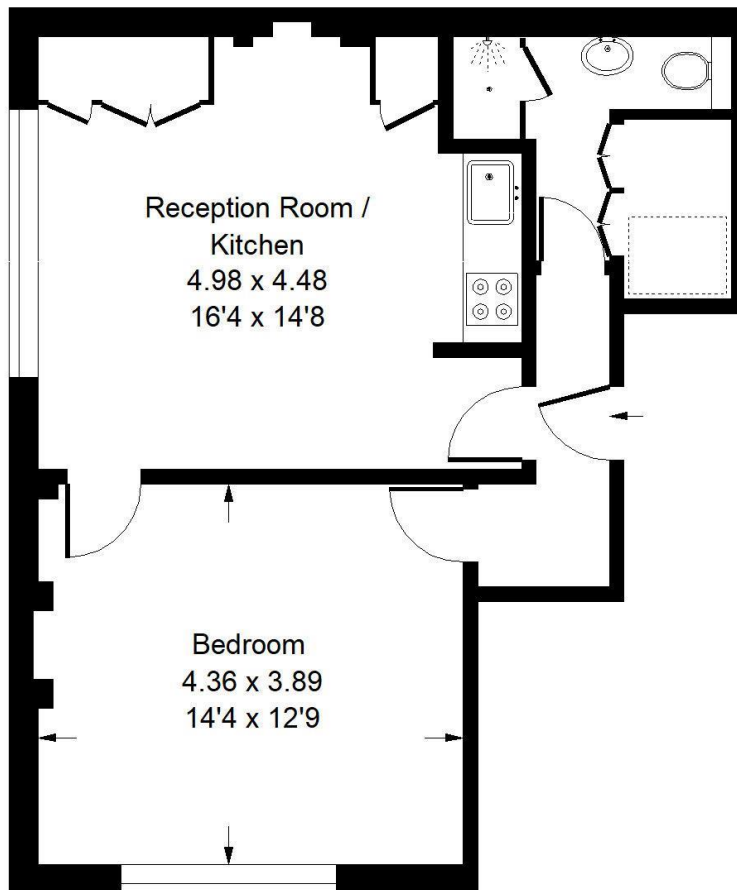
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Approx. Gross Internal Area
48.9 sq m / 526 sq ft



 = Reduced headroom
below 1.5 m / 5'0



Second 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



Flat , 1 Arundel Gardens, LONDON, W11 2LN

Dwelling type: Mid-floor flat
Date of assessment: 06 June 2019
Date of certificate: 23 June 2019

Reference number: 0468-1002-6226-6521-6914
Type of assessment: RdSAP, existing dwelling
Total floor area: 52 m²

Use this document to:

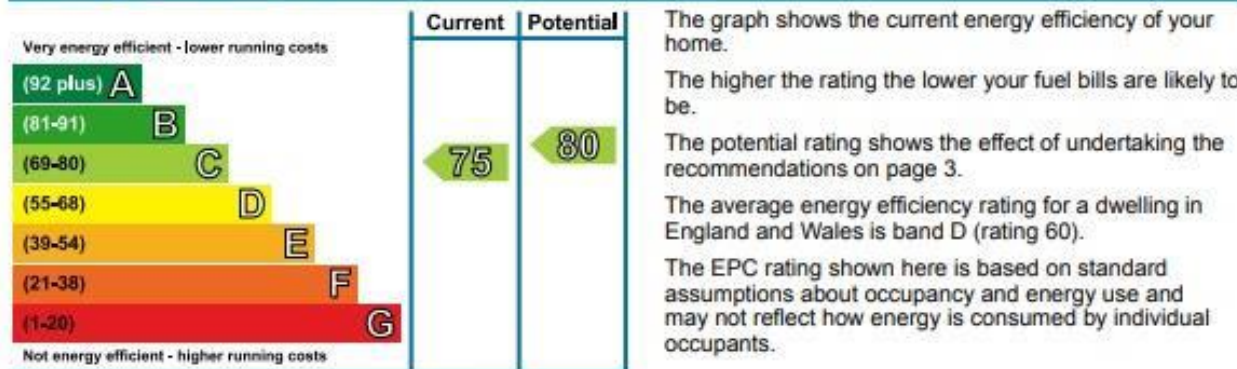
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,206
Over 3 years you could save	£ 273

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 156 over 3 years	
Heating	£ 795 over 3 years	£ 513 over 3 years	
Hot Water	£ 258 over 3 years	£ 264 over 3 years	
Totals	£ 1,206	£ 933	

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	£ 225
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 51

To receive advice on what measures you can take to reduce your energy bills, visit 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

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