

MOUNTGRANGE
HERITAGE



Leamington Road Villas, W11

£675 per week Fees May Apply

A wonderful two bedroom flat on the top two floors of a period conversion located on this popular Notting Hill street. This bright and well laid out flat is in a well-maintained building, that is within close walk of the amenities of Westbourne Grove and transport links to The City. The closest tube station is Westbourne Park Underground station (Hammersmith & City Line and Circle Line).

2 Bedrooms | 1 Reception Room | 1 Bathroom
Furnished

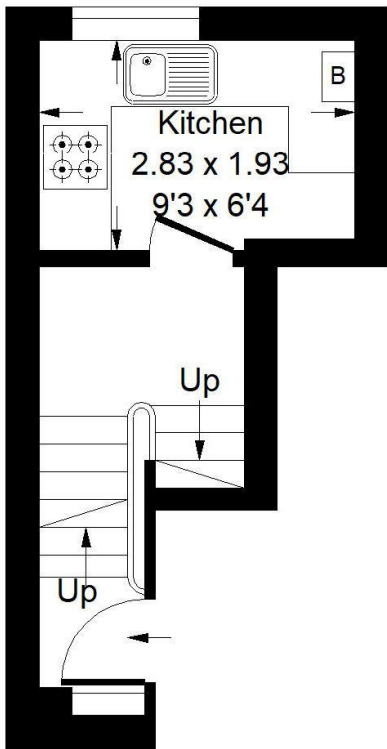
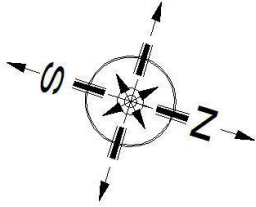
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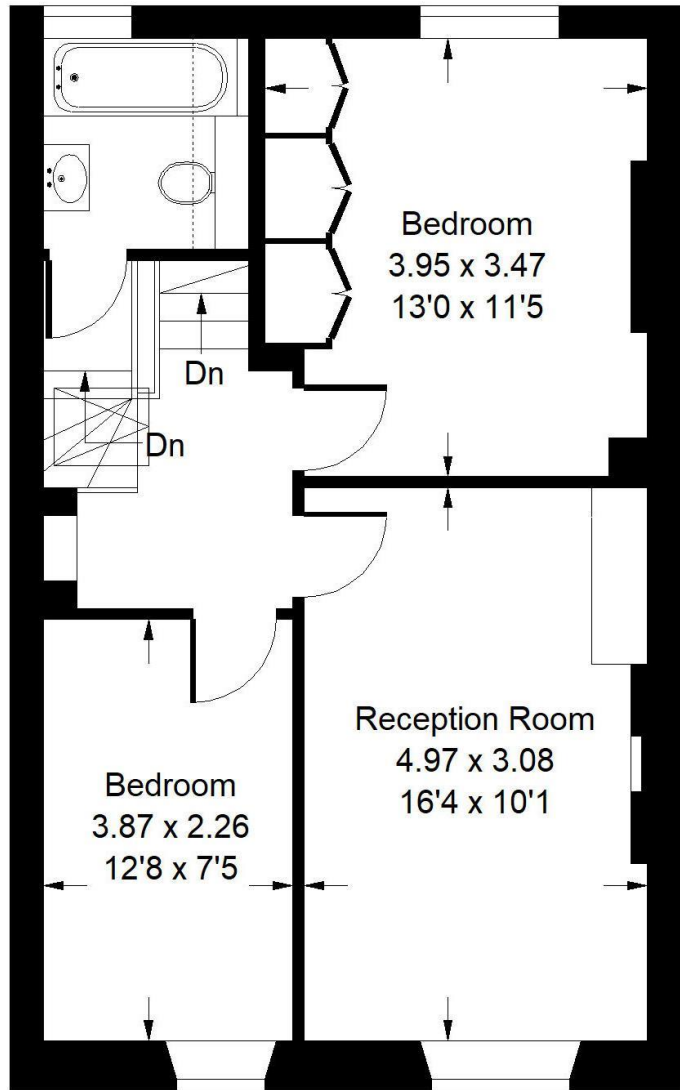
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Approx. Gross Internal Area
60.4 sq m / 650 sq ft



Second Floor



Third 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



46 Leamington Road Villas, LONDON, W11 1HT

Dwelling type: Top-floor maisonette
 Date of assessment: 10 July 2020
 Date of certificate: 10 July 2020

Reference number: 9308-4086-6213-6610-5270
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 64 m²

Use this document to:

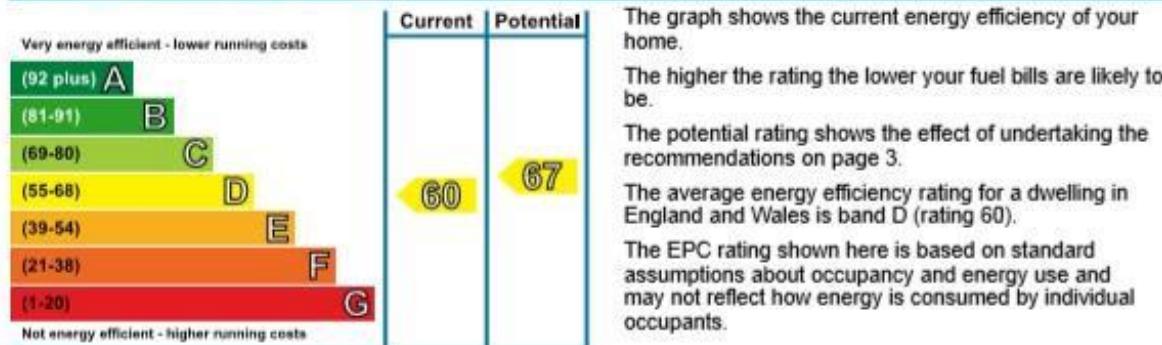
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,175
Over 3 years you could save	£ 354

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 168 over 3 years	
Heating	£ 1,749 over 3 years	£ 1,389 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	£ 2,175	£ 1,821	

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	£ 171
2 Draught proofing	£80 - £120	£ 18
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 66

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 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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