



Boyne Terrace Mews, W11

£1,500 per week Fees May Apply


Stylishly designed new build house in a very quiet mews moments from Holland Park. This house has a fantastic range of accommodation that has been thoughtfully laid out. On the ground floor are two double bedrooms, two bathrooms (one en suite) with each bedroom leading on to a south facing patio garden. On the first floor is a large, bright reception room with dining area that leads seamlessly on to the contemporary kitchen and large south facing terrace with electric awning, for when shade is desired. Moving up to the top floor is the master suite with a generous double bedroom, en suite bathroom, large dressing area and clever home office space. This stunning house is situated in a private mews with no through traffic and is ideally located for the amenities of Holland Park Avenue and Notting Hill.

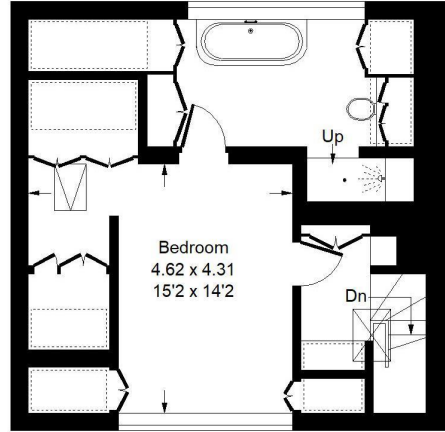
3 Bedrooms | 1 Reception Room | 3 Bathrooms
Furnished

Boyne Terrace Mews, W11

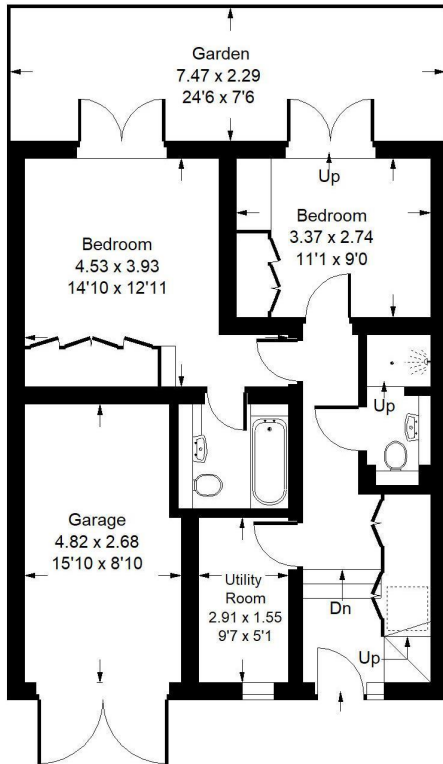
Approx. Gross Internal Area = 146.8 sq m / 1580 sq ft
 Garage = 13 sq m / 140 sq ft
 Total = 159.8 sq m / 1720 sq ft



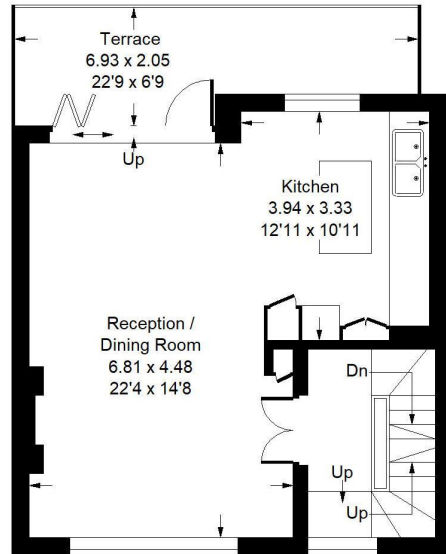
 = Reduced headroom below 1.5 m / 5'0"



Second Floor



Ground Floor



First 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.

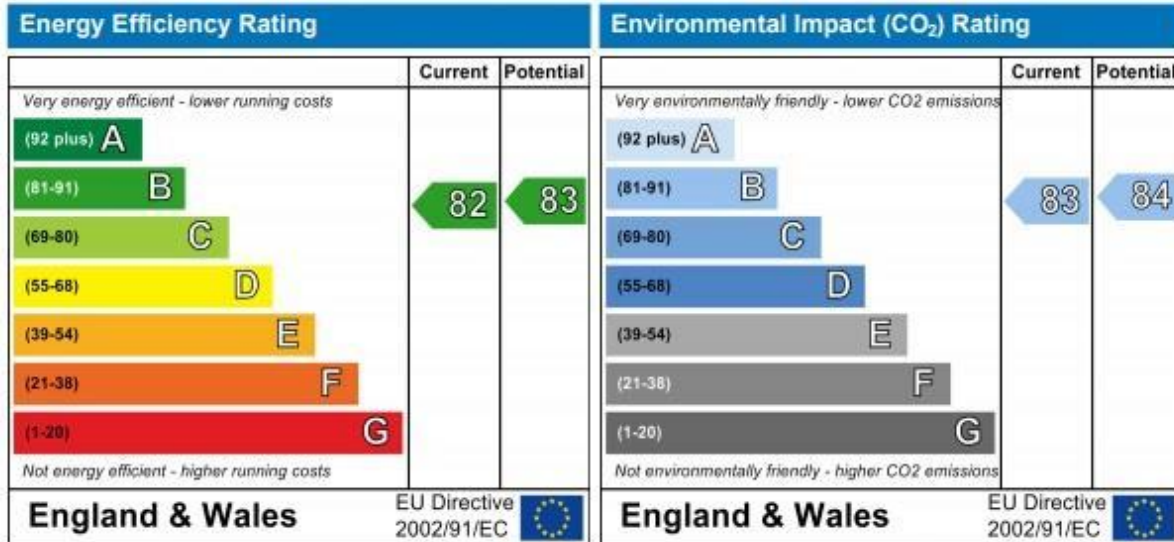
Energy Performance Certificate



Boyne Terrace Mews
LONDON
W11 3LR

Dwelling type: Mid-terrace House
Date of assessment: 07 October 2011
Date of certificate: 07 October 2011
Reference number: 0638-7986-6320-6439-7964
Type of assessment: SAP, new dwelling
Total floor area: 137.11 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	90 kWh/m ² per year	85 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2.2 tonnes per year
Lighting	£98 per year	£60 per year
Heating	£410 per year	£416 per year
Hot water	£42 per year	£42 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

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.