



MOUNTGRANGE
HERITAGE



St Marks Road, W10

£625,000 Share of Freehold

A wonderful flat occupying the entire first floor of a Victorian conversion. The bright reception is wide with high ceilings and large sash windows, there is a separate kitchen/breakfast room. The double bedroom is at the rear of the building and benefits from an en-suite bathroom. St Marks Road is located within easy walking distance of Latimer Road and Ladbrooke rove underground stations for the Hammersmith, City and Circle Line as well as the shops and restaurants on Portobello Road and Golborne Road.

1 Bedroom | 1 Reception Room | 1 Bathroom

North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

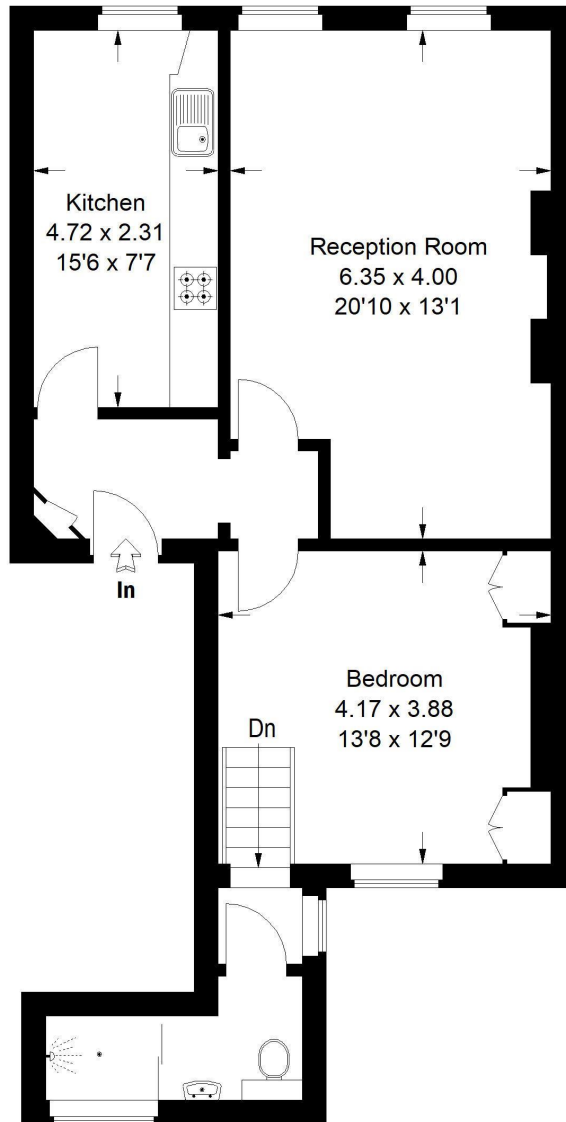
sales.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

mountgrangeheritage.co.uk

St. Marks Road, W10

Approximate Gross Internal Area
63.3 sq m / 681 sq ft



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



95 St. Marks Road, LONDON, W10

Dwelling type: Mid-floor flat
Date of assessment: 17 June 2020
Date of certificate: 17 June 2020

Reference number: 9238-4085-6206-6840-9264
Type of assessment: RdSAP, existing dwelling
Total floor area: 61 m²

Use this document to:

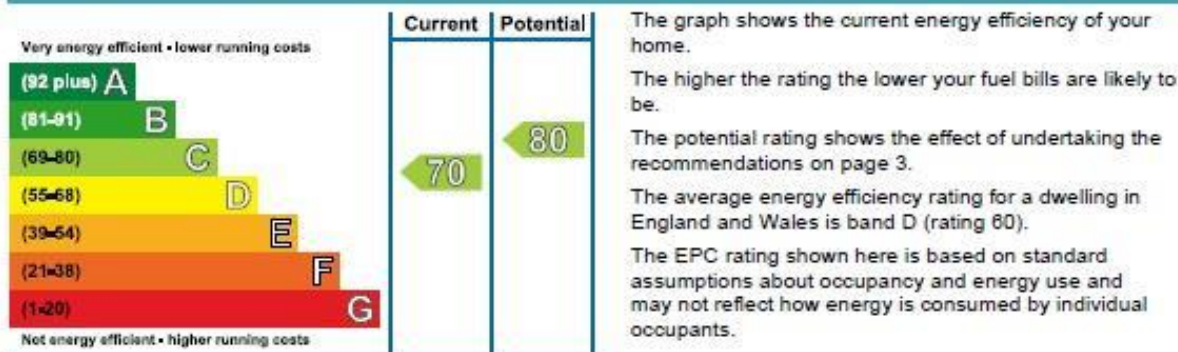
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,608
Over 3 years you could save	£ 567

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 158 over 3 years	
Heating	£ 1,178 over 3 years	£ 600 over 3 years	
Hot Water	£ 279 over 3 years	£ 285 over 3 years	
Totals	£ 1,608	£ 1,041	

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	£ 393
2 Draught proofing	£80 - £120	£ 18
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 156

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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