



**MOUNTGRANGE**  
HERITAGE



## Barlby Road, W10

**£1,673 per week** Fees May Apply

A charming family home located on Barlby Road.

**4 Bedrooms | 2 Reception Rooms | 3 Bathrooms**  
**Unfurnished**

### North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

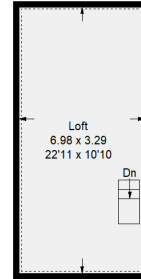
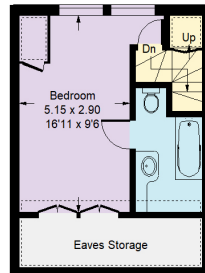
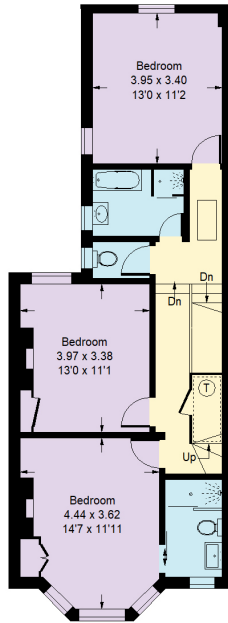
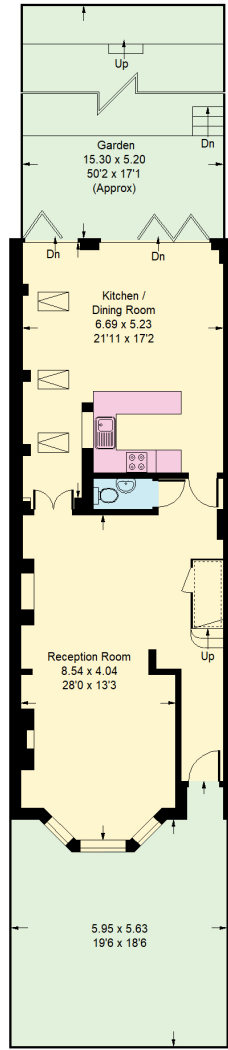
[lettings.nkn@mountgrangeheritage.co.uk](mailto:lettings.nkn@mountgrangeheritage.co.uk)

**Other offices** Kensington - Notting Hill

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

## Barlby Road, W10

Approx. Gross Internal Area = 171.5 sq m / 1846 sq ft  
 Eaves Storage = 6.2 sq m / 67 sq ft  
 Loft = 23.1 sq m / 249 sq ft  
 Total = 200.8 sq m / 2162 sq ft



= Reduced headroom below 1.5 m / 5'0

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



Barlby Road, LONDON, W10 6AR

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 23 March 2018  
**Date of certificate:** 24 March 2018

**Reference number:** 0751-2877-7573-9028-1601  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 164 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>£ 4,914</b>
<b>Over 3 years you could save</b>	<b>£ 1,401</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 453 over 3 years	£ 264 over 3 years	
Heating	£ 4,068 over 3 years	£ 2,853 over 3 years	
Hot Water	£ 393 over 3 years	£ 396 over 3 years	
<b>Totals</b>	<b>£ 4,914</b>	<b>£ 3,513</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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## 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	£ 162
2 Internal or external wall insulation	£4,000 - £14,000	£ 516
3 Floor insulation (suspended floor)	£800 - £1,200	£ 120

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). 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.