

MOUNTGRANGE
HERITAGE



Hippodrome Mews, W11

£995 per week Fees May Apply

This spacious and contemporary two bedroom mews house is perfect for a couple or young family. Located in a peaceful yet highly convenient area near Holland Park Underground Station (Central line), the home offers easy access to local shops and eateries of Clarendon Cross and Holland Parks high street. It features a bright, eat-in kitchen, elegant wooden floors, and a sunny reception room that opens onto a west-facing terrace. Additionally the property includes a private garage.

2 Bedrooms | 2 Reception Rooms | 2 Bathrooms
Unfurnished

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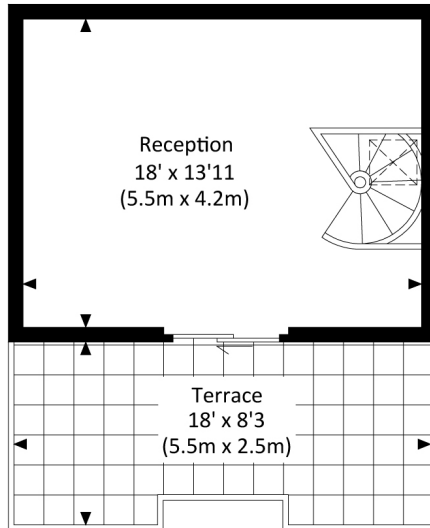
mountgrangeheritage.co.uk

HIPPODROME MEWS, W11

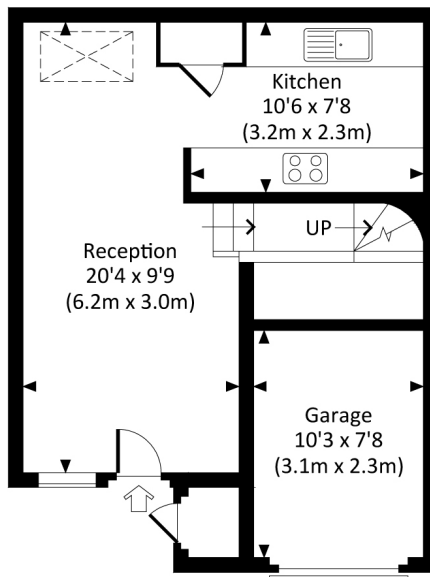
Approx. gross internal area

980 Sq.Ft. / 91.0 Sq.M.

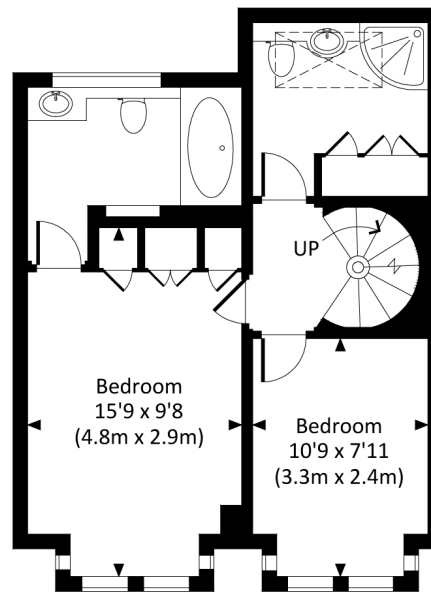
1069 Sq.Ft. / 99.3 Sq.M. Inc. Garage



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dowlingjones.com 020 7610 9933

Energy Performance Certificate



Hippodrome Mews, LONDON, W11

Dwelling type: Mid-terrace house
Date of assessment: 20 August 2020
Date of certificate: 20 August 2020

Reference number: 8804-4805-5622-5726-0803
Type of assessment: RdSAP, existing dwelling
Total floor area: 94 m²

Use this document to:

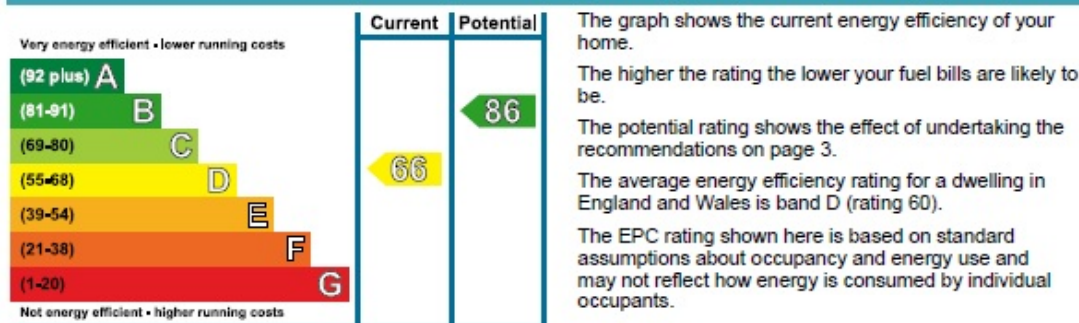
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,385
Over 3 years you could save	£ 783

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 219 over 3 years	
Heating	£ 1,773 over 3 years	£ 1,170 over 3 years	
Hot Water	£ 276 over 3 years	£ 213 over 3 years	
Totals	£ 2,385	£ 1,602	

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 Room-in-roof insulation	£1,500 - £2,700	£ 261
2 Cavity wall insulation	£500 - £1,500	£ 174
3 Low energy lighting for all fixed outlets	£35	£ 102

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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