

**MOUNTGRANGE**  
HERITAGE



## Napier Place, W14

**£2,700 per week** Fees May Apply

A stunning south-facing mews house tucked away in a peaceful cul-de-sac. The home boasts three bedrooms, each with its own bathroom, two being en suites. Additionally, there is a utility room and a dedicated home office space on the first floor. Completely redesigned and crafted to an exceptional standard, it boasts solid oak flooring, a grand piano, and a private in-house gym. Enveloped with captivating artwork throughout and thoughtfully curated spaces for both relaxation and socialising, offering a seamless blend of sophistication and comfort.

**3 Bedrooms | 2 Reception Rooms | 3 Bathrooms**  
**Furnished**

### Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

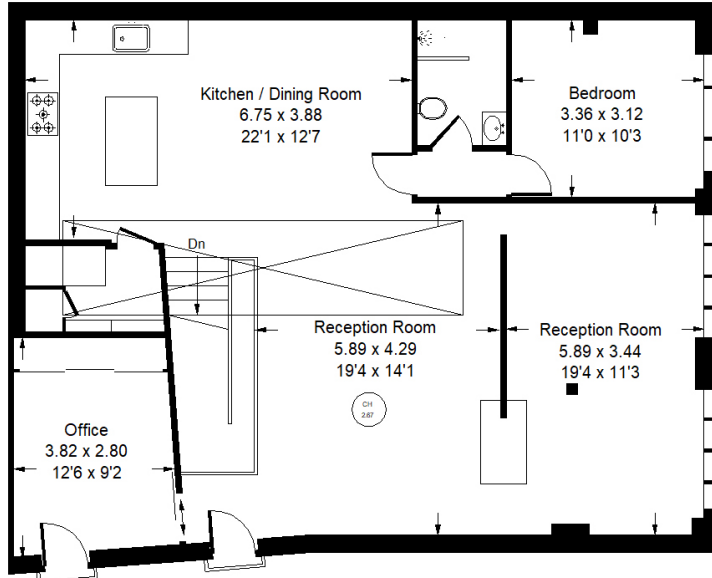
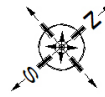
[lettings.ken@mountgrangeheritage.co.uk](mailto:lettings.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

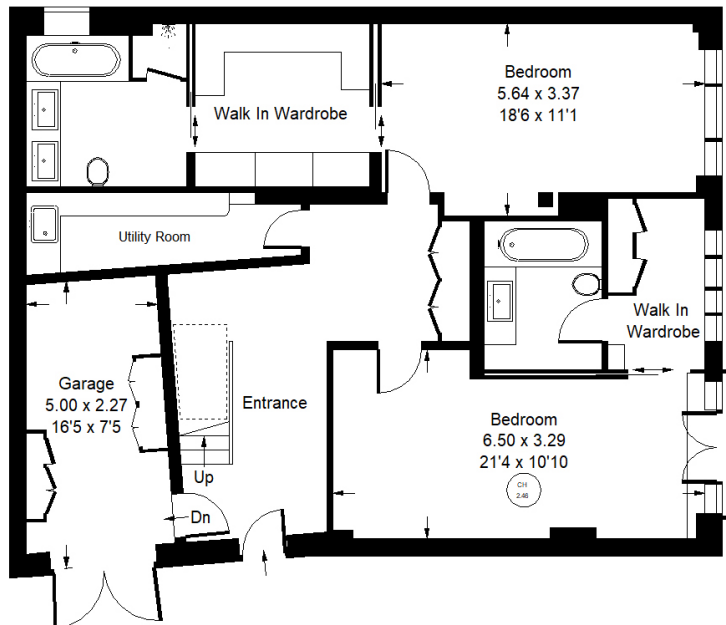
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Napier Place, W14

Approx. Gross Internal Area  
 204.8 sq m / 2204 sq ft  
 Garage = 12 sq m / 129 sq ft  
 Total = 216.8 sq m / 2333 sq ft



First Floor



Ground 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



Napier Place, LONDON, W14 8LG

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 14 February 2017  
**Date of certificate:** 15 February 2017  
**Reference number:** 9148-5095-7252-5403-0934  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 222 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

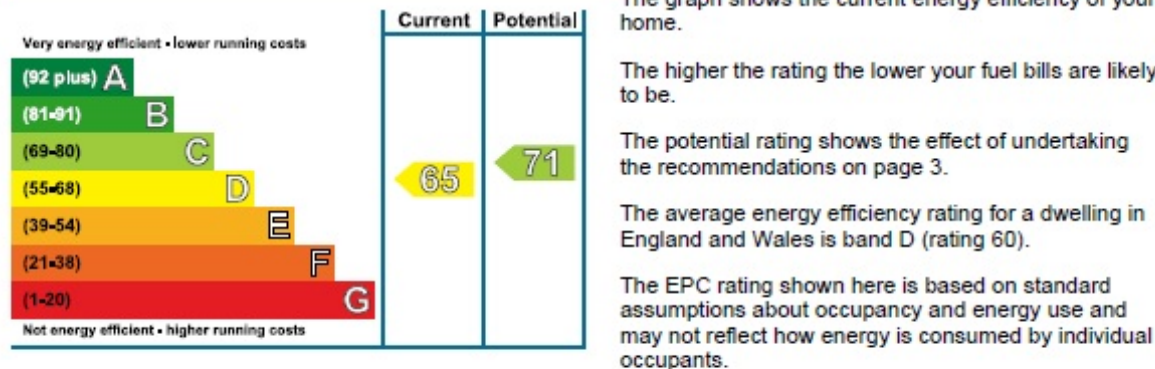
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,920</b>
<b>Over 3 years you could save</b>	<b>£ 192</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 387 over 3 years	£ 387 over 3 years	
Heating	£ 3,957 over 3 years	£ 3,897 over 3 years	
Hot Water	£ 576 over 3 years	£ 444 over 3 years	
<b>Totals</b>	<b>£ 4,920</b>	<b>£ 4,728</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



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Hot water cylinder thermostat	£200 - £400	£ 189	
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 834	

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.