



MOUNTGRANGE
HERITAGE



Holland Park Avenue, W11

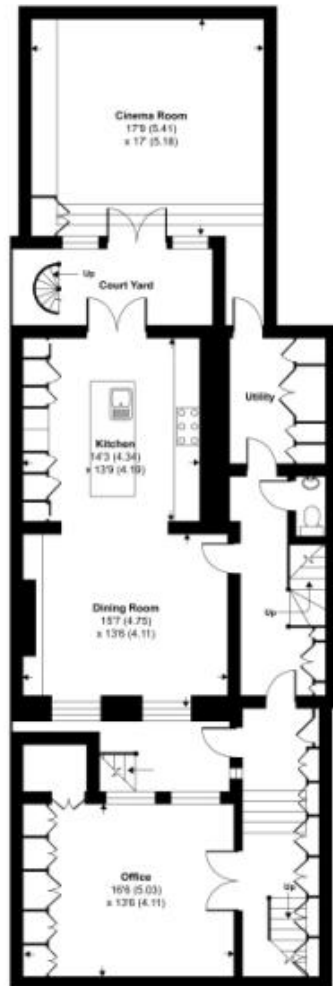
£20,000 per week Fees May Apply

An exceptional family home that has been stylishly configured and is beautifully presented throughout. The vast sub terrain section of the property makes space for a swimming pool, steam room and a two bedroom self contained flat. Accommodation on the upper floors does not disappoint as the generous footprint allows for spacious bedrooms, multiple bathrooms and elegant landings.

7 Bedrooms | 4 Reception Rooms | 5 Bathrooms
Furnished

Holland Park Avenue, London, W11

APPROX. GROSS INTERNAL FLOOR AREA 5080 SQFT / 471.9 SQM



LOWER GROUND FLOOR



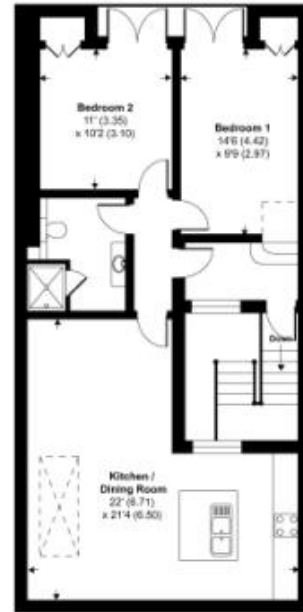
SECOND FLOOR



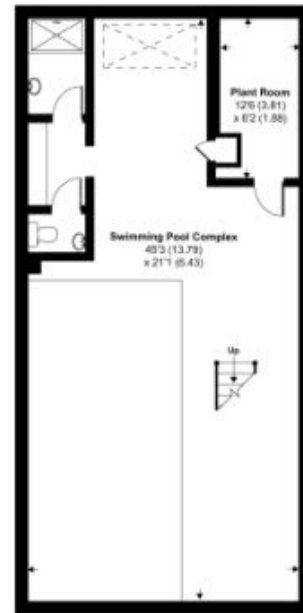
FIRST FLOOR



RAISED GROUND FLOOR



LOWER GROUND SEPARATE FLAT



SUB-BASEMENT

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Mountgrange Heritage and no guarantee as to their operating ability or their efficiency can be given.

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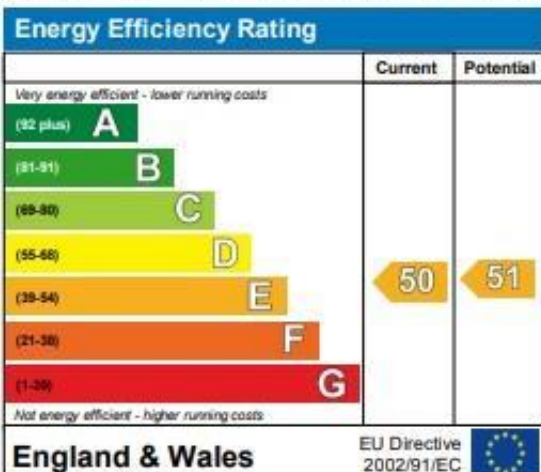
Energy Performance Certificate



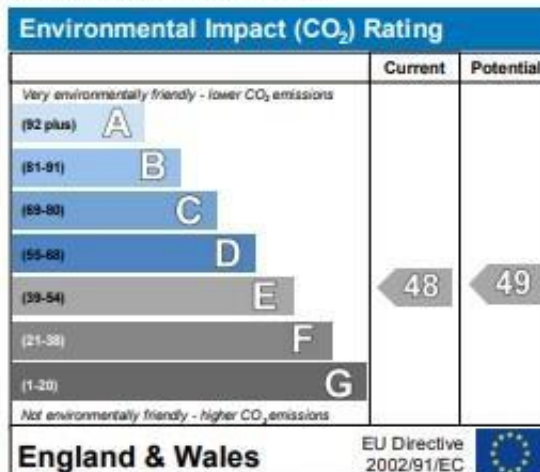
Holland Park Avenue
LONDON
W11 3RN

Dwelling type: Mid-terrace house
Date of assessment: 27 April 2011
Date of certificate: 03 May 2011
Reference number: 2338-4084-6254-5079-1914
Type of assessment: RdSAP, existing dwelling
Total floor area: 402 m²

This home's performance is rated in terms of 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	236 kWh/m ² per year	233 kWh/m ² per year
Carbon dioxide emissions	18 tonnes per year	17 tonnes per year
Lighting	£192 per year	£105 per year
Heating	£3,312 per year	£3,342 per year
Hot water	£94 per year	£94 per year

You could save up to £57 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 recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.