



**MOUNTGRANGE**  
HERITAGE



## Earls Court Square, SW5

£575 per week Fees Apply

Fabulous contemporary two bedroom, third floor flat (with lift) in a popular mansion block in Earls Court Square. The property benefits from two double bedrooms plus a study room and has high ceilings and lots of light. Modern eat in kitchen and a good size reception room and tiled bathroom with shower over bath. The flat is also less than 5 minutes' walk from Earl's Court underground station (District & Piccadilly lines).

**2 Bedrooms | 1 Reception Room | 1 Bathroom**  
**Furnished/Unfurnished**

### Kensington Office

13b Stratford Road, London W8 6RF  
020 7937 9976

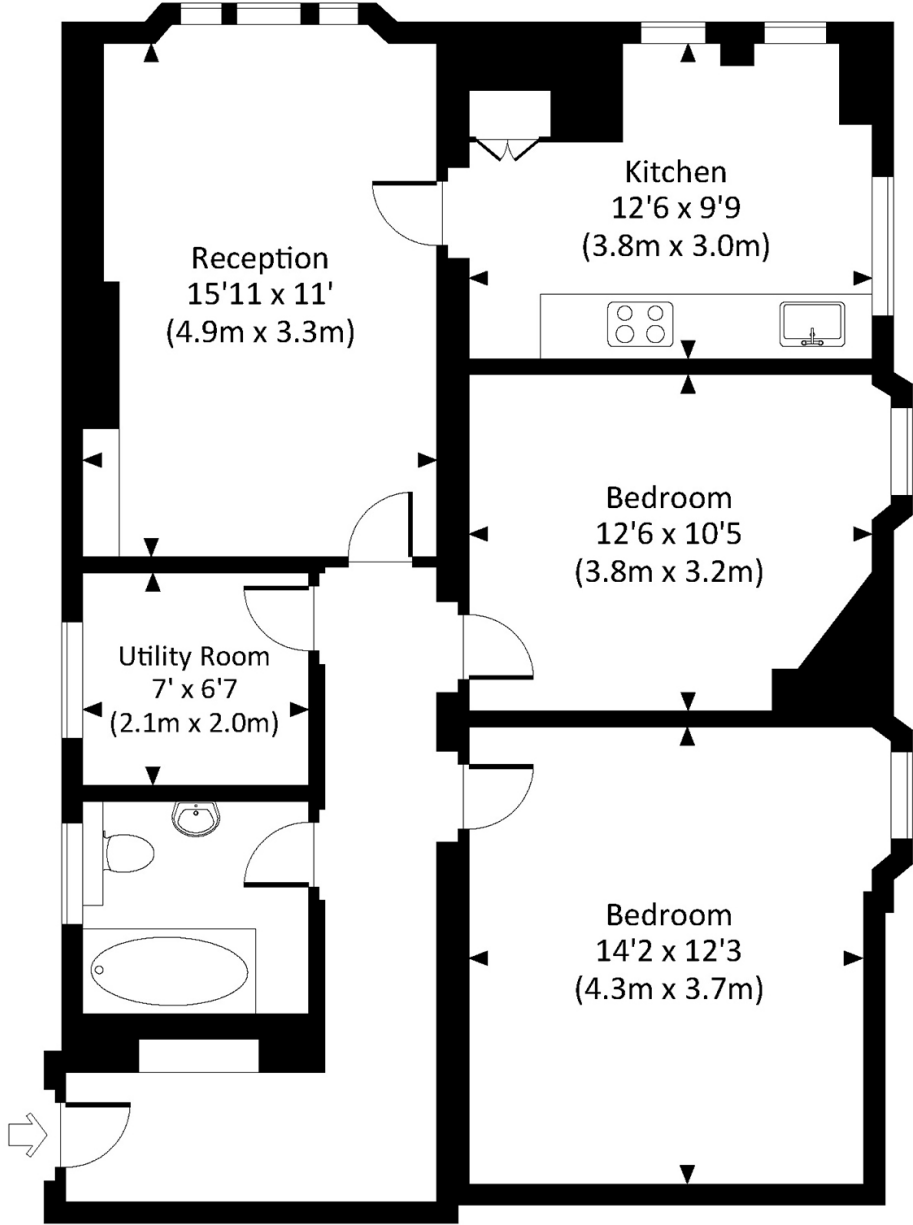
[lettings.ken@mountgrangeheritage.co.uk](mailto:lettings.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

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

WETHERBY MANSIONS, SW5

Approx. gross internal area  
880 Sq.Ft. / 81.8 Sq.M.



THIRD 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 9938

# Energy Performance Certificate

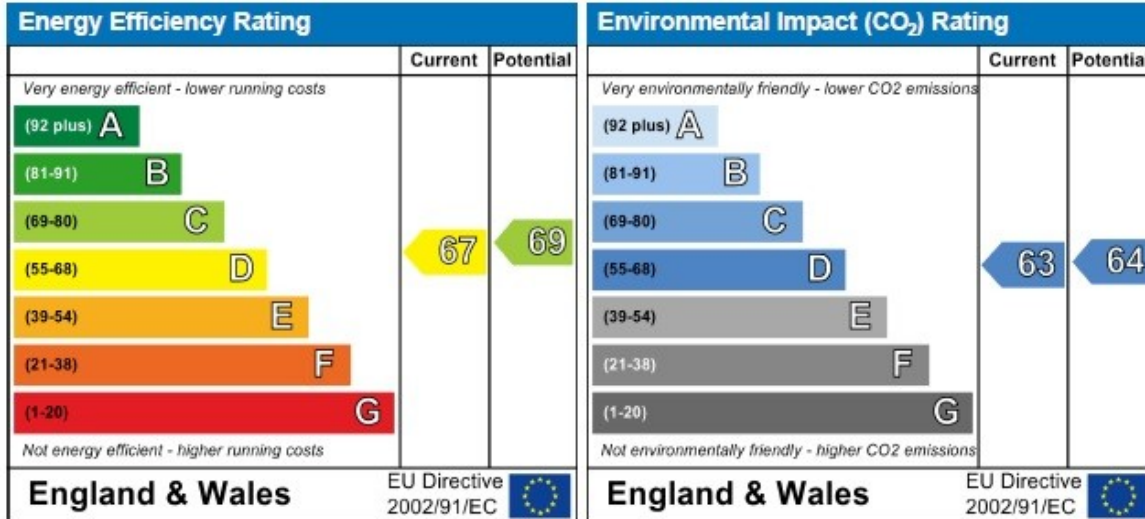


Flat Wetherby Mansions  
Earl's Court Square  
LONDON  
SW5 9DJ

Dwelling type:  
Date of assessment:  
Date of certificate:  
Reference number:  
Type of assessment:  
Total floor area:

Mid-floor flat  
23 September 2010  
23 September 2010  
0581-2807-6016-9020-2995  
RdSAP, existing dwelling  
80 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	261 kWh/m <sup>2</sup> per year	255 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.5 tonnes per year	3.4 tonnes per year
Lighting	£72 per year	£43 per year
Heating	£543 per year	£549 per year
Hot water	£97 per year	£97 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.

To see how this home can achieve its potential rating please see the recommended measures.



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.