



**MOUNTGRANGE**  
HERITAGE



## Clarendon Road, W11

**£595 per week** Fees May Apply

A perfectly proportioned, spacious flat located in the heart of Holland Park, minutes from the central line underground and the stunning park itself. Boasting a large double bedroom with excellent storage, high ceilings, a light and bright reception room, eat in kitchen with a charming outlook, and a large bathroom. Perfect for a single professional, or a couple.

**1 Bedroom | 1 Reception Room | 1 Bathroom**  
**Unfurnished**

### Notting Hill Office

27 Kensington Park Road, London W11 2EU  
020 7221 2277

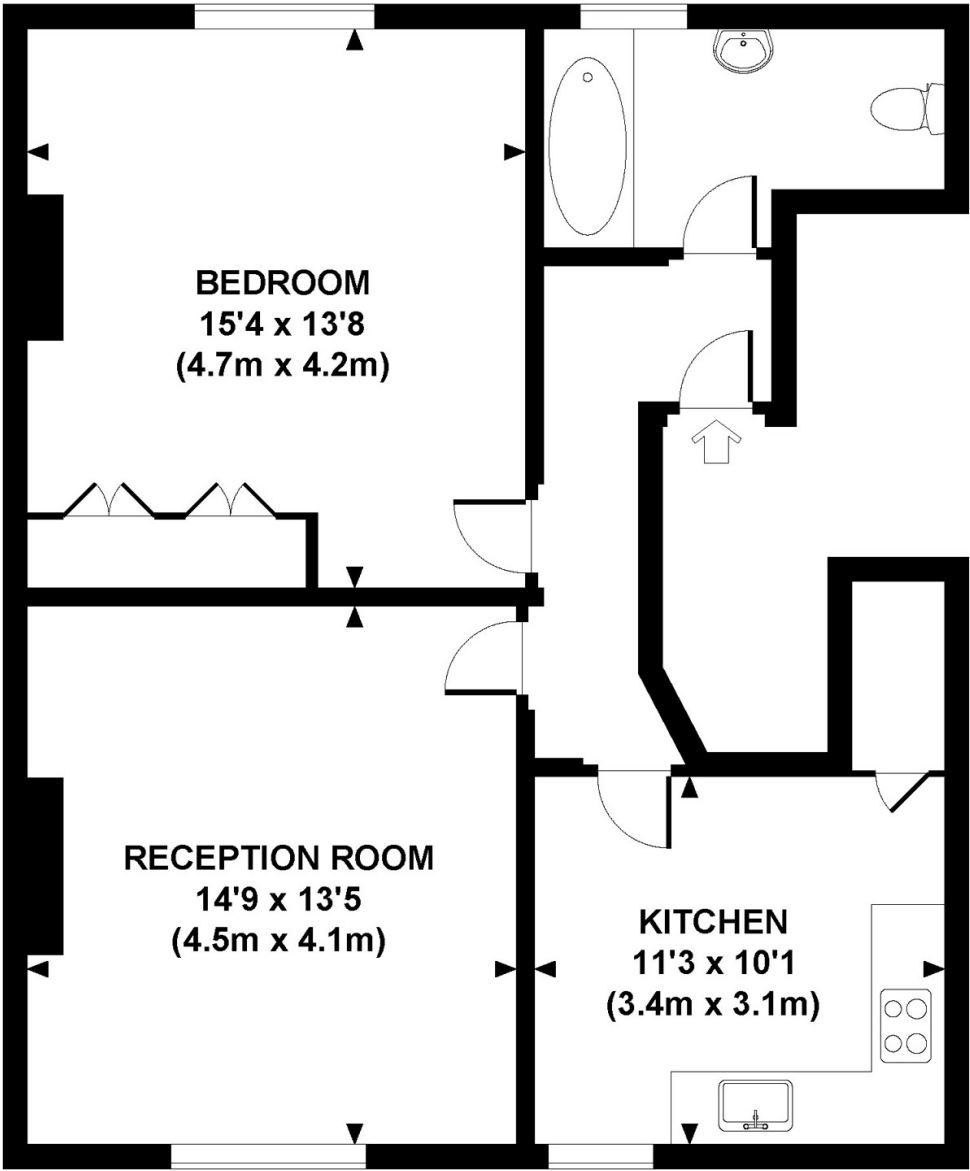
[lettings.nhg@mountgrangeheritage.co.uk](mailto:lettings.nhg@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

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

**CLARENDON ROAD, W11**

Approx. gross internal area  
672 Sq.Ft. / 62.4 Sq.M.



**FIRST FLOOR**



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2012  
Dowling Jones Design [www.dowlingjones.com](http://www.dowlingjones.com) 020 7610 9933

# Energy Performance Certificate



First Floor Flat, Clarendon Road, LONDON, W11 4JB

Dwelling type: Mid-floor flat  
 Date of assessment: 13 September 2012  
 Date of certificate: 14 September 2012  
 Reference number: 9478-1087-7261-0612-6900  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 60 m<sup>2</sup>

## Use this document to:

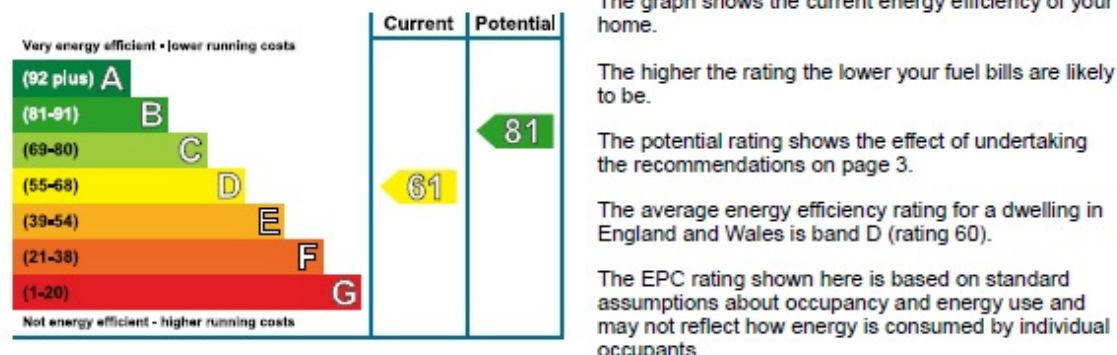
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,983</b>
<b>Over 3 years you could save</b>	<b>£ 975</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 126 over 3 years	
Heating	£ 1,470 over 3 years	£ 597 over 3 years	
Hot Water	£ 390 over 3 years	£ 285 over 3 years	
<b>Totals</b>	<b>£ 1,983</b>	<b>£ 1,008</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 Internal or external wall insulation	£4,000 - £14,000	£ 549	✓
2 Draught proofing	£80 - £120	£ 42	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 249	✓

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.