



**MOUNTGRANGE**  
HERITAGE



## Portobello Road, W11

**£2,000 per week** Fees May Apply

Stylishly furnished, ideally located and with breathtaking views in the heart of Portobello. Boasting two large double bedrooms, an eat-in kitchen fully equipped with state of the art appliances and a reception room with south-west facing terrace looking out over West London. Available from June for SHORT LETS.

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

### Notting Hill Office

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

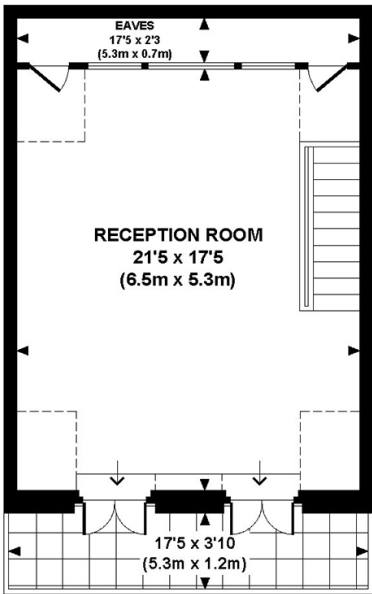
[lettings.nhg@mountgrangeheritage.co.uk](mailto:lettings.nhg@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

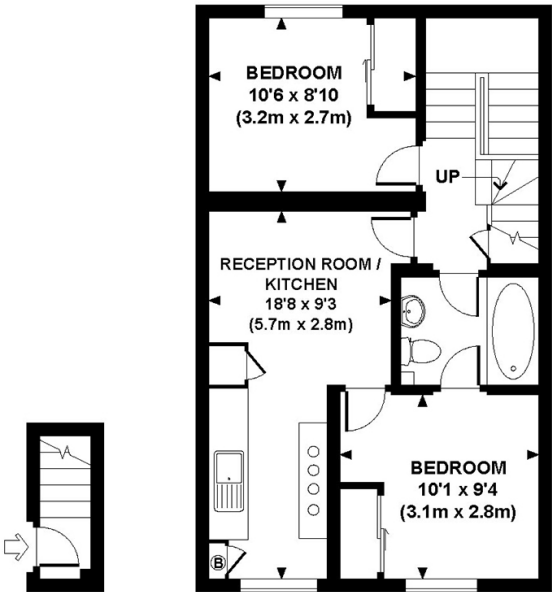
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

**PORTOBELLO ROAD, W11**

Approx. gross internal area  
818 Sq.Ft. / 76.0 Sq.M.  
914 Sq.Ft. / 84.9 Sq.M. Inc. Restricted Height Area & Eaves



**FOURTH FLOOR**



**SECOND FLOOR    THIRD FLOOR**



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013  
Dowling Jones Design [www.dowlingjones.com](http://www.dowlingjones.com) 020 7610 9933

# Energy Performance Certificate



Top Floor Flat, Portobello Road, LONDON, W11 2EB

Dwelling type: Top-floor flat  
 Date of assessment: 29 November 2013  
 Date of certificate: 29 November 2013  
 Reference number: 2018-2908-7229-1477-0934  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 82 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

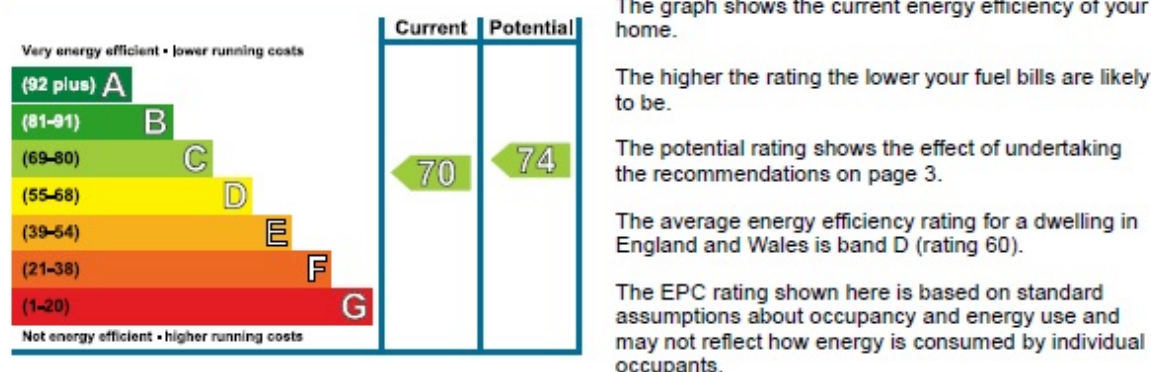
Estimated energy costs of dwelling for 3 years:	£ 1,983
Over 3 years you could save	£ 321

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 153 over 3 years	
Heating	£ 1,407 over 3 years	£ 1,233 over 3 years	
Hot Water	£ 276 over 3 years	£ 276 over 3 years	
<b>Totals</b>	<b>£ 1,983</b>	<b>£ 1,662</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
1 Internal or external wall insulation	£4,000 - £14,000	£ 117
2 Low energy lighting for all fixed outlets	£40	£ 129
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 78

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.