



MOUNTGRANGE
HERITAGE



Worcester House, W2

£575 per week Fees May Apply

Well presented two bedroom flat on the fourth floor in a grade listed purpose built building near Paddington Station.

2 Bedrooms | 1 Reception Room | 1 Bathroom
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

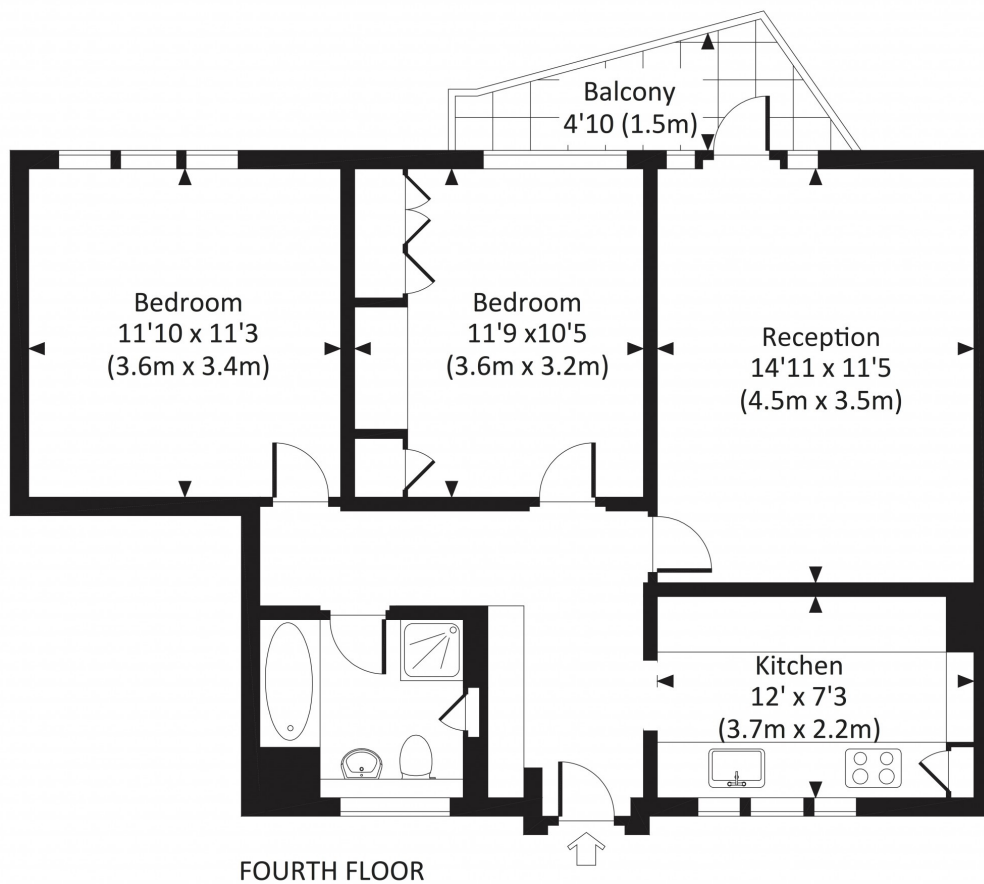
lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

WORCESTER HOUSE, W2

Approx. gross internal area
684 Sq.Ft. / 63.5 Sq.M.



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. © 2017 www.dowlingjones.com 020 7610 9933

Energy Performance Certificate



Flat Worcester House, Hallfield Estate, LONDON, W2 6EJ

Dwelling type: Mid-floor flat
Date of assessment: 20 May 2013
Date of certificate: 22 May 2013

Reference number: 8187-7525-0320-1850-3926
Type of assessment: RdSAP, existing dwelling
Total floor area: 66 m²

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:

£ 1,338

Over 3 years you could save

£ 201

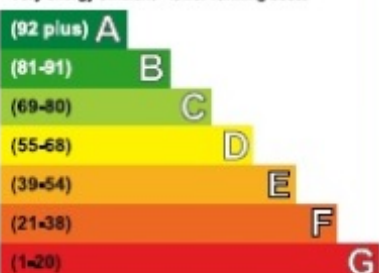
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 120 over 3 years	
Heating	£ 915 over 3 years	£ 777 over 3 years	
Hot Water	£ 237 over 3 years	£ 240 over 3 years	
Totals	£ 1,338	£ 1,137	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs



Not energy efficient • higher running costs

Current	Potential
76	80

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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 Low energy lighting for all fixed outlets	£20	£ 60	
2 Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 144	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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