

**MOUNTGRANGE**  
HERITAGE



## **St James's Gardens, W11**

**£5,000,000 Freehold**

A wonderful Grade II listed house with views south across this beautiful garden square and within easy walking distance of all the shops, boutiques and cafes on Holland Park Avenue and at Clarendon Cross. The house provides circa 2,543 square feet of accommodation over four floors and retains many beautiful period features. With its own 60 foot private rear garden the house potentially offers scope to extend (subject to all necessary consents) and renovate to create the perfect family home. St James's Gardens is a fabulous address located in the borders between Holland Park and Notting Hill made up of predominantly low-built period houses set around a gated communal garden.

**5 Bedrooms | 2 Reception Rooms | 3 Bathrooms**

### **Notting Hill Office**

27 Kensington Park Road, London W11 2EU

020 7221 2277

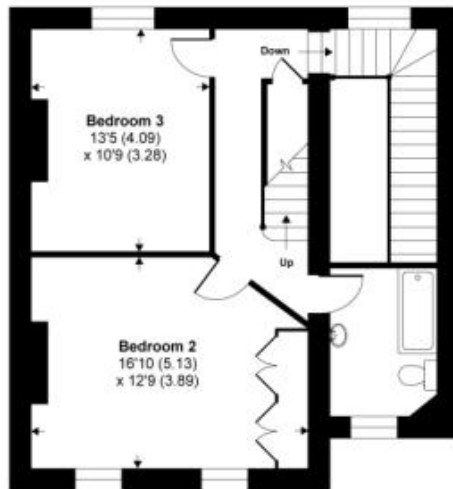
[sales@mountgrangeheritage.co.uk](mailto:sales@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

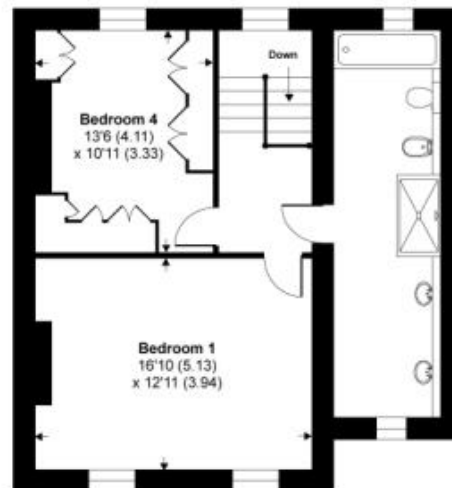
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# St James's Gardens, London, W11

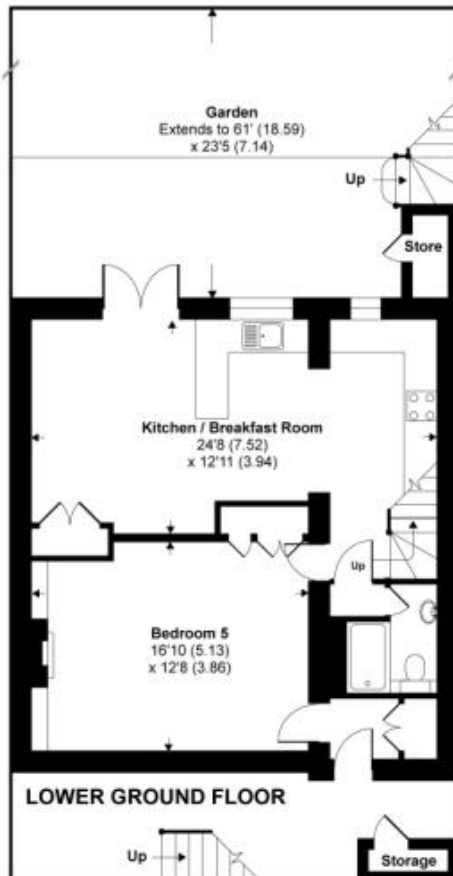
APPROX. GROSS INTERNAL FLOOR AREA 2543 SQ FT 236.2 SQ METRES (Excludes Outbuilding & Store)



FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

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.

# Energy Performance Certificate



, St. James's Gardens, LONDON, W11

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 08 October 2018  
**Date of certificate:** 08 October 2018

**Reference number:** 8708-6520-5989-3338-0902  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 230 m<sup>2</sup>

## Use this document to:

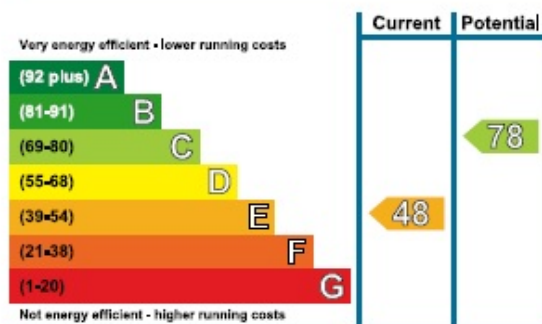
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,909</b>
<b>Over 3 years you could save</b>	<b>£ 3,486</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 537 over 3 years	£ 330 over 3 years	
Heating	£ 5,874 over 3 years	£ 2,838 over 3 years	
Hot Water	£ 498 over 3 years	£ 255 over 3 years	
<b>Totals</b>	<b>£ 6,909</b>	<b>£ 3,423</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



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 807
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,452
3 Draught proofing	£80 - £120	£ 186

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.

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## 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.