

Abbotsbury Road, W14

£17,500 Fees May Apply

Exceptional house in Holland Park which has been totally remodelled to create a balance of luxurious living and entertaining space. The property which is almost 8500 square feet over just four floors has been extended to provide a wonderful indoor swimming pool and leisure area with a fabulous home cinema room. The beautiful reception rooms on the ground floor wrap around a beautiful central hallway and dramatic gallery on the first floor where there are four suites including a superb master suite which has views into Holland Park. In the lower floor there is a separate staff flat with two generous suites, separate reception room and kitchen. There is a large garage with direct access into the main house as well as two off-street parking spaces.

7 Bedrooms | 7 Reception Rooms | 7 Bathrooms
Furnished/Unfurnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

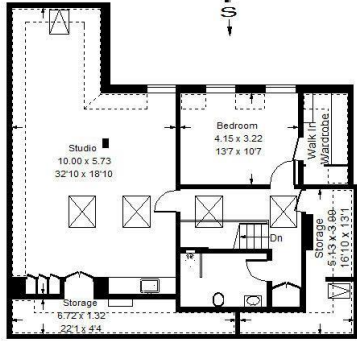
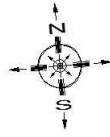
lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

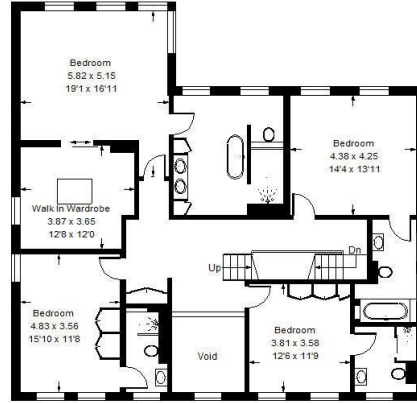
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Abbotsbury Road, W8

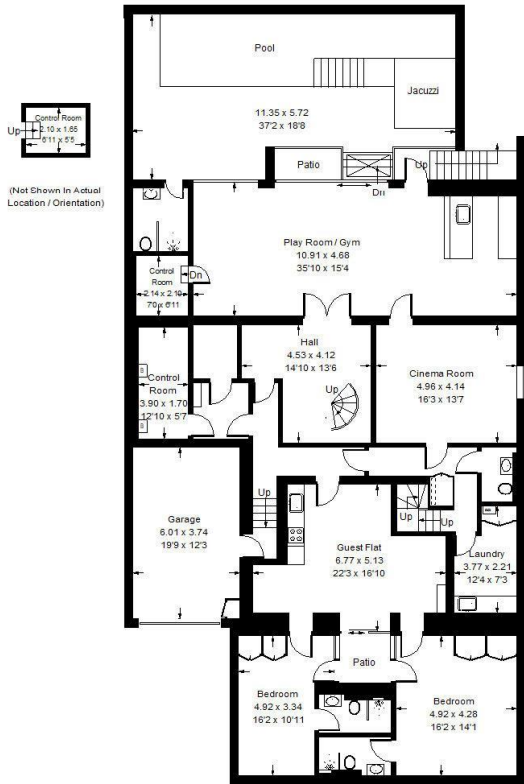
Approx. Gross Internal Area = 672.8 sq m / 7240 sq ft
 Storage = 201.1 sq m / 216 sq ft
 Garage = 22.5 sq m / 242 sq ft
 Pool Room = 84.9 / 908 sq ft
 Total = 701.1 sq m / 7596 sq ft
 (Including Control Rooms / Excluding Voids)



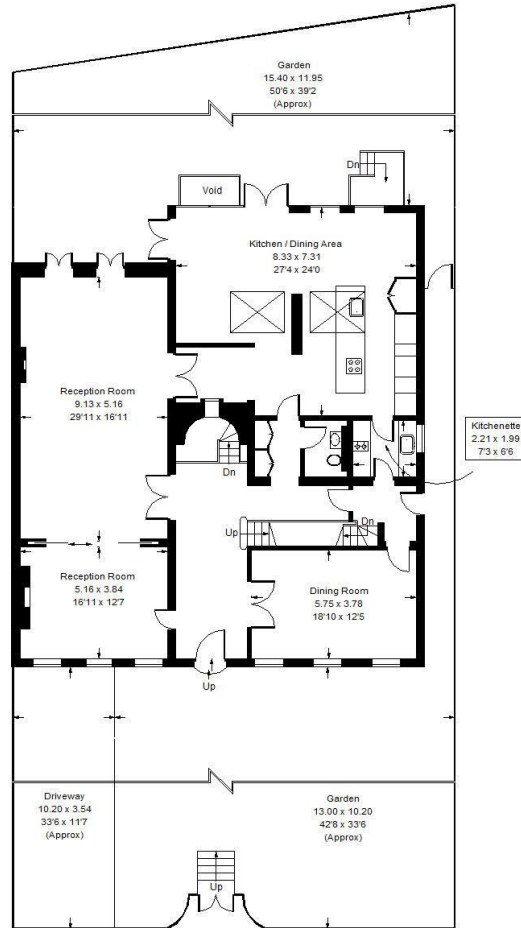
Second Floor



First Floor



Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements are approximate and not to scale. No guarantee is given or the sale square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Energy Performance Certificate



Abbotsbury Road, LONDON, W14 8EJ

Dwelling type:	Detached house	Reference number:	0453-2889-6875-9727-4025
Date of assessment:	21 March 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	21 March 2013	Total floor area:	627 m ²

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

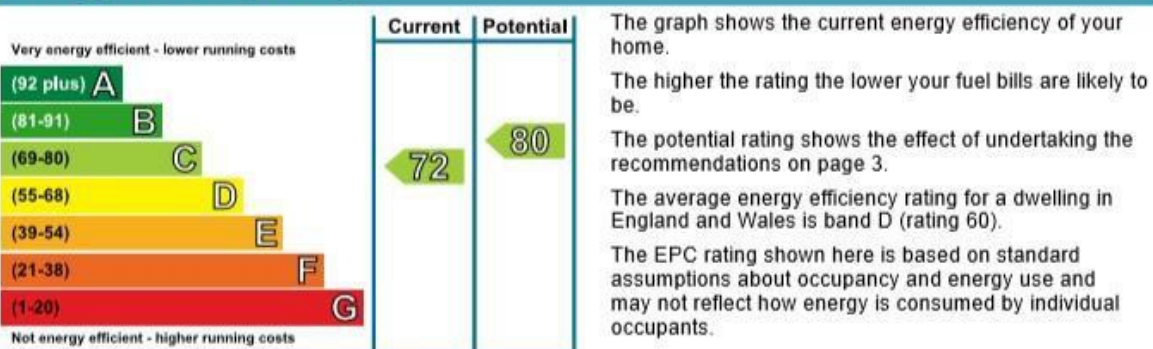
Estimated energy costs of dwelling for 3 years:	£ 9,267
Over 3 years you could save	£ 2,265

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 789 over 3 years	£ 462 over 3 years	
Heating	£ 8,022 over 3 years	£ 6,081 over 3 years	
Hot Water	£ 456 over 3 years	£ 459 over 3 years	
Totals	£ 9,267	£ 7,002	

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 Cavity wall insulation	£500 - £1,500	£ 1,579
2 Floor Insulation	£800 - £1,200	£ 411
3 Low energy lighting for all fixed outlets	£125	£ 277

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE

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