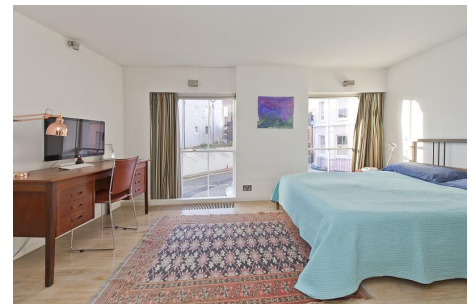




MOUNTGRANGE
HERITAGE



Penzance Place, W11

£2,650 per week Fees May Apply

This incredibly modern maisonette set over three levels has been architectural designed in the heart of Notting Hill.

2 Bedrooms | 1 Reception Room | 2 Bathrooms
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

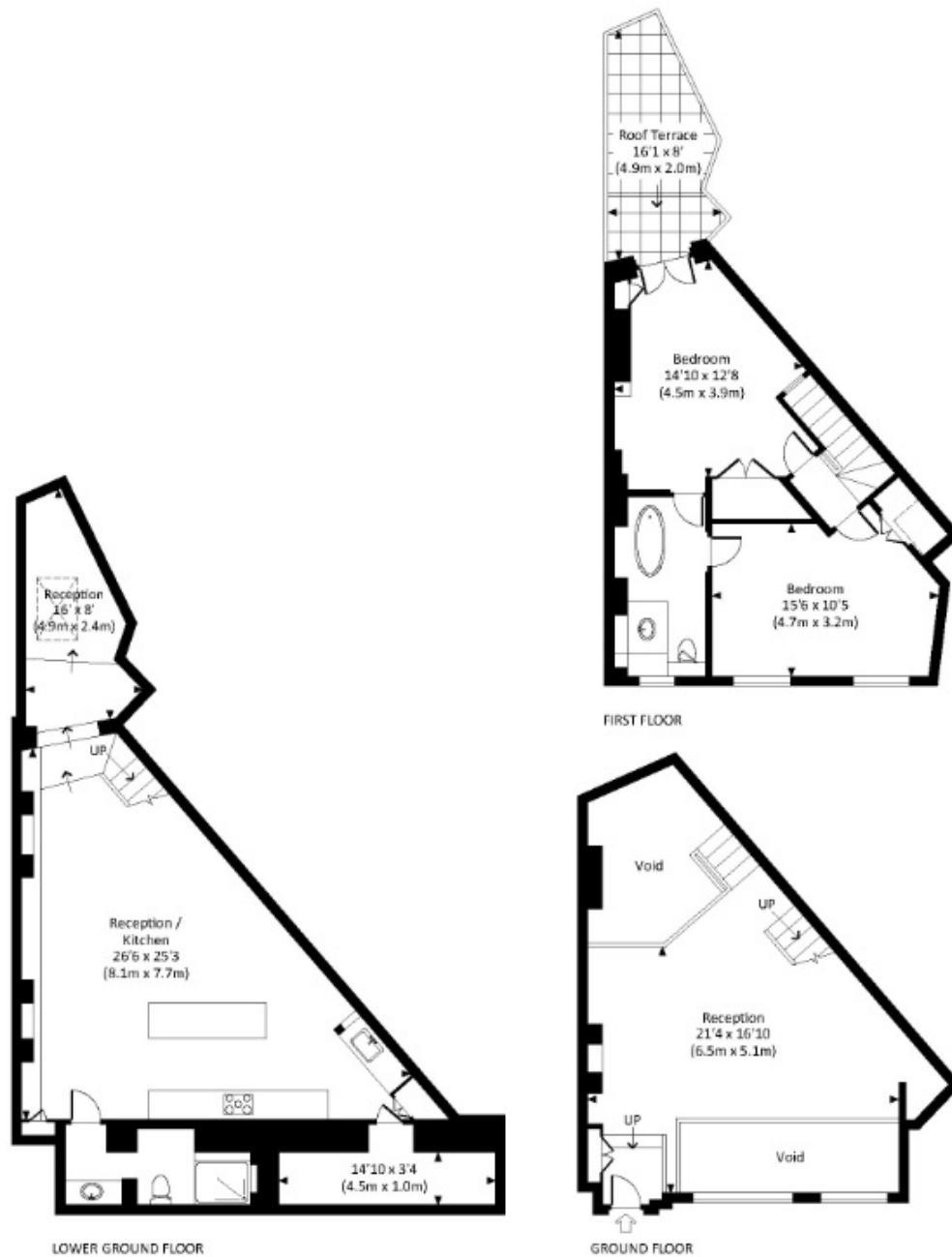
mountgrangeheritage.co.uk

PENZANCE PLACE, W11

Approx. gross internal area

1543 Sq.Ft. / 143.3 Sq.M. Exclude Void

1550 Sq.Ft. / 144.0 Sq.M. Inc. Restricted Height Area



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. © 2015 www.dowlingjones.com 020 7510 9930

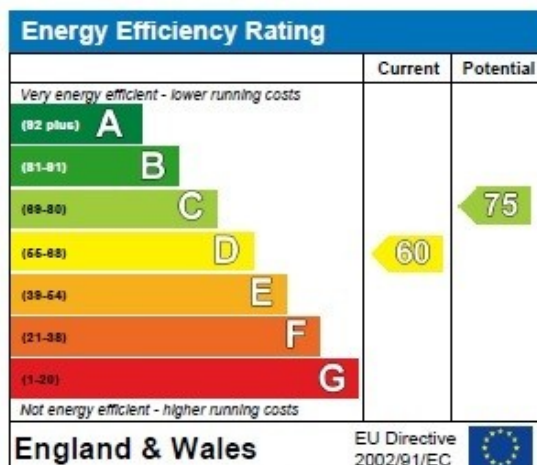
Energy Performance Certificate



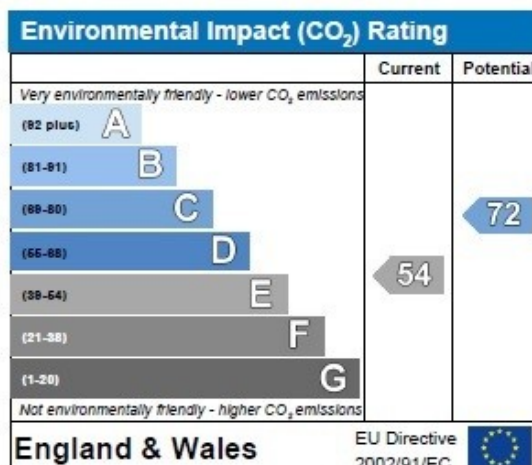
Penzance Place
LONDON
W11 4PE

Dwelling type: Mid-terrace house
Date of assessment: 24 January 2011
Date of certificate: 25 January 2011
Reference number: 8949-6529-7590-1484-6922
Type of assessment: RdSAP, existing dwelling
Total floor area: 127 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	280 kWh/m ² per year	172 kWh/m ² per year
Carbon dioxide emissions	5.9 tonnes per year	3.6 tonnes per year
Lighting	£138 per year	£69 per year
Heating	£892 per year	£574 per year
Hot water	£156 per year	£126 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

IMPORTANT NOTICE

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