



MOUNTGRANGE
HERITAGE



Woodsford Square, W14

£6,800 per week Fees Apply

Recently refurbished five bedroom house in Woodsford Square ideally located for Holland Park which is just a few minutes walk away. The property benefits from flexible living and entertaining space, boasting a large conservatory, bright reception room with wood floors, 5 bedrooms, five bathrooms and garden. Well positioned in this popular private garden square. Offered Furnished.

5 Bedrooms | 2 Reception Rooms | 5 Bathrooms
Furnished

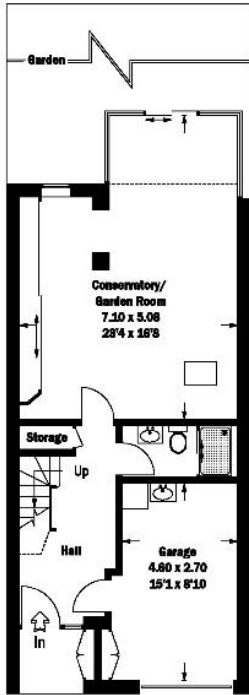
Kensington Office

13b Stratford Road, London W8 6RF
020 7937 9976

lettings.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

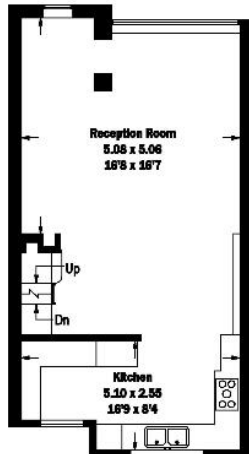
mountgrangeheritage.co.uk



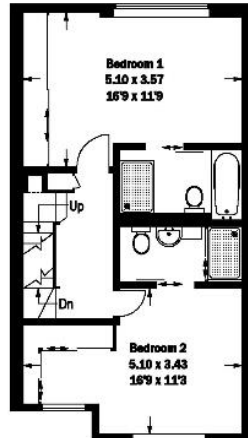
Ground Floor

Woodford Square, W8

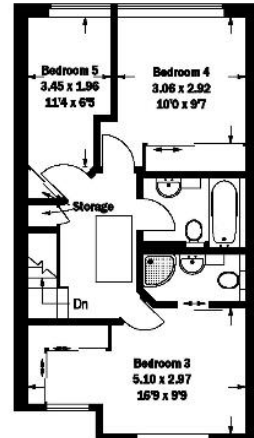
Approximate Gross Internal Area
(Including Garage / Storage / Garden Room) :-
207 sq mt / 2228 sq ft



First Floor



Second Floor



Third Floor

ASA © 2008
02086701338
Disclaimer:

This plan is for layout guidance only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3". Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them. All room dimensions taken through cupboards/wardrobes to structural walls where possible or to where indicated by arrow heads.

□ = Reduced Headroom
Below 1.90m / 5'0"

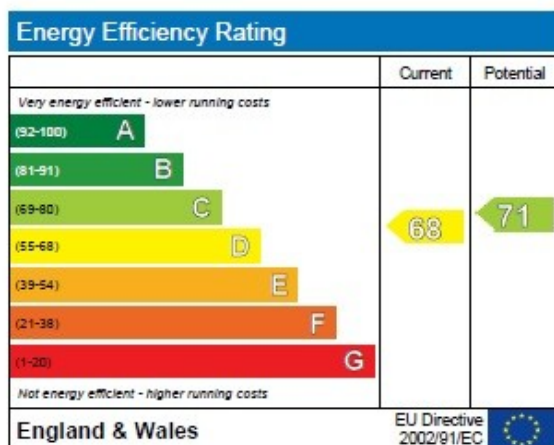
Energy Performance Certificate



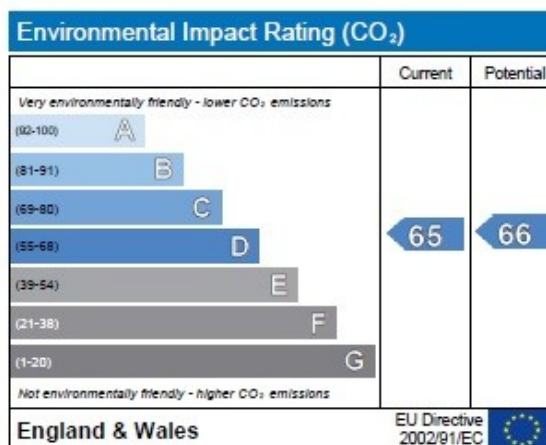
Woodsford Square
LONDON
W14 8DT

Dwelling type: Mid-terrace house
Date of assessment: 14 August 2008
Date of certificate: 19 September 2008
Reference number: 0556-2804-6183-0398-1971
Total floor area: 194 m²

This home's performance is rated in terms of the 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 will 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	196 kWh/m ² per year	188 kWh/m ² per year
Carbon dioxide emissions	6.3 tonnes per year	6.1 tonnes per year
Lighting	£180 per year	£90 per year
Heating	£664 per year	£683 per year
Hot water	£153 per year	£153 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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 product. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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.