



**MOUNTGRANGE**  
HERITAGE



## Talbot Road, W2

**£1,625,000 Share of Freehold**

A large four bedroom maisonette in Notting Hill with a landscaped rear garden, situated in a very convenient location close to the popular shops and eateries on Westbourne Grove. This exceptional ground and first floor maisonette sits in a grand and classical period building. The apartment offers four double bedrooms, two bathrooms, a large reception room, a separate fitted kitchen and a private rear garden. Measuring circa 1,056 square feet and with a share in the freehold, the apartment retains many attractive period features and is likely to appeal to a broad range of people including young families, downsizers and investors.

**4 Bedrooms | 1 Reception Room | 2 Bathrooms**

### Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

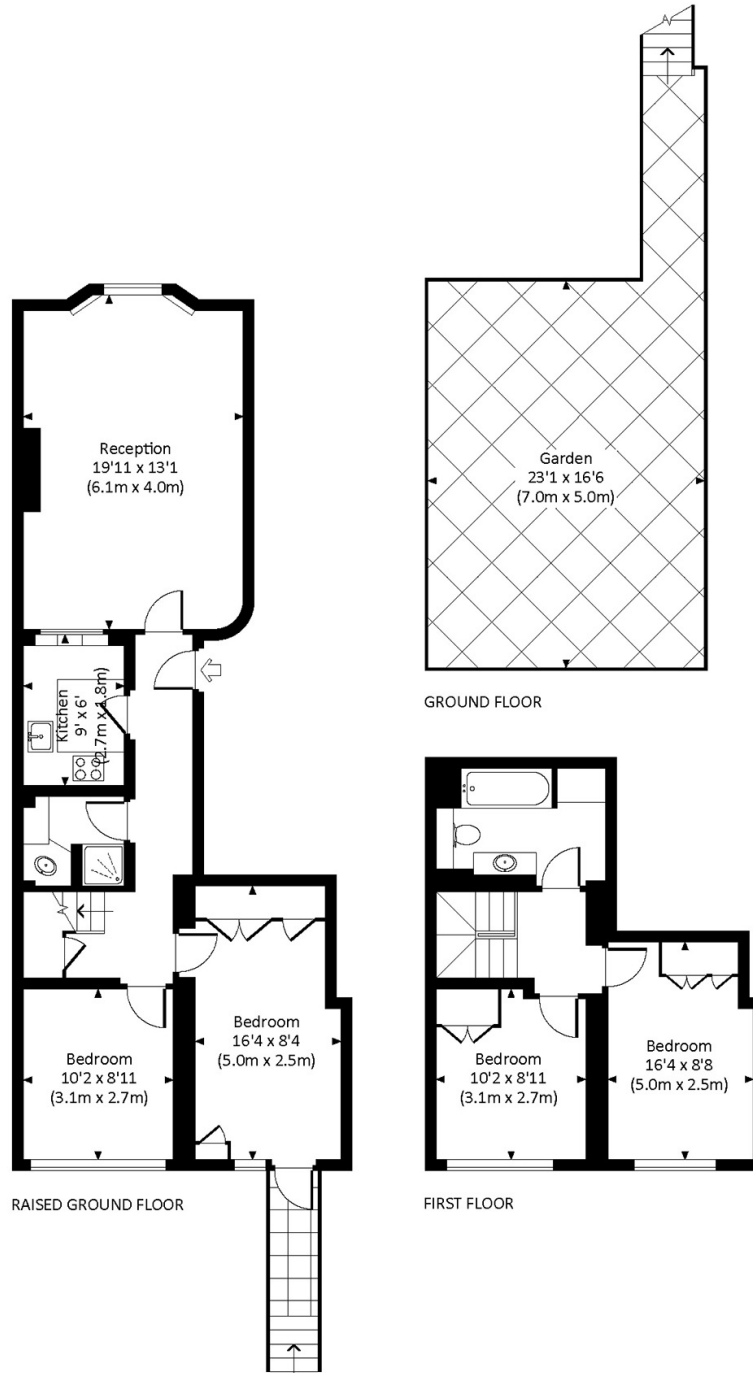
[sales@mountgrangeheritage.co.uk](mailto:sales@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

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

## TALBOT ROAD, W2

Approx. gross internal area  
1056 Sq Ft. / 98.1 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. © 2016 www.dowlingjones.com 020 7610 9933



# Energy Performance Certificate



Talbot Road, LONDON, W2

Dwelling type: Mid-floor flat  
Date of assessment: 19 April 2016  
Date of certificate: 19 April 2016

Reference number: 8816-6624-9590-7841-2996  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 97 m<sup>2</sup>

## Use this document to:

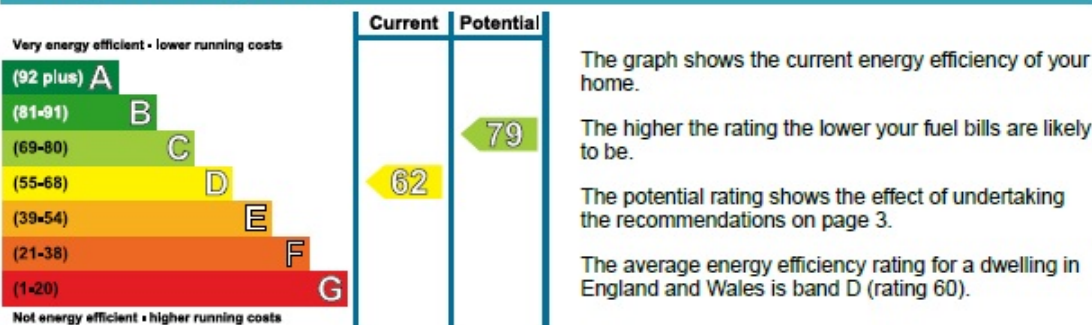
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,835</b>
<b>Over 3 years you could save</b>	<b>£ 1,317</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 195 over 3 years	
Heating	£ 2,106 over 3 years	£ 891 over 3 years	
Hot Water	£ 423 over 3 years	£ 432 over 3 years	
<b>Totals</b>	<b>£ 2,835</b>	<b>£ 1,518</b>	

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



## 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 Internal or external wall insulation	£4,000 - £14,000	£ 1,131	✓
2 Low energy lighting for all fixed outlets	£40	£ 90	✓
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 90	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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.

## IMPORTANT NOTICE

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