



**MOUNTGRANGE**  
HERITAGE



## Chesterton Road, W10

**£675 per week** Fees Apply

Simply stunning garden flat newly refurbished to an exacting standard, combining smart contemporary design with practicality. On an elegant tree-lined street the property has two generous bedrooms, an abundance of natural light and large reception opening on to a glorious private garden. Within easy walking distance of the tube plus lovely shops and restaurants in nearby Portobello.

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

### North Kensington Office

59 St Helen's Gardens, London W10 6LN  
020 8960 0181

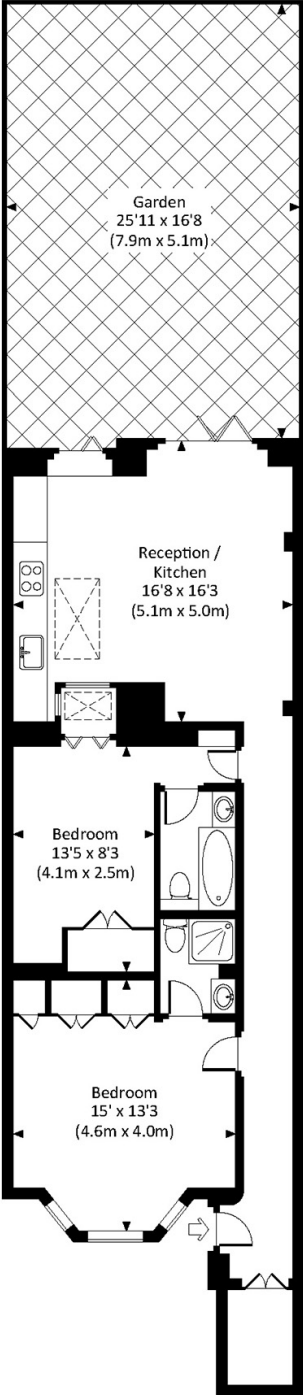
[lettings.nkn@mountgrangeheritage.co.uk](mailto:lettings.nkn@mountgrangeheritage.co.uk)

**Other offices** Kensington - Notting Hill

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

# CHESTERTON ROAD, W10

Approx. gross internal area  
795 Sq.Ft. / 73.9 Sq.M.



LOWER GROUND FLOOR



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



Basement, Chesterton Road, LONDON, W10 6EP

**Dwelling type:** Basement flat  
**Date of assessment:** 21 January 2014  
**Date of certificate:** 21 January 2014  
**Reference number:** 8808-8691-9829-1927-7943  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 58 m<sup>2</sup>

## Use this document to:

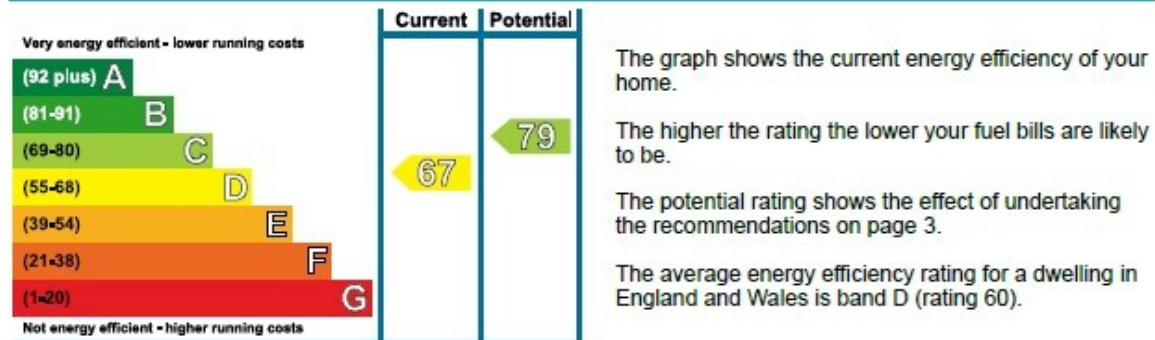
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,830</b>
<b>Over 3 years you could save</b>	<b>£ 687</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 114 over 3 years	
Heating	£ 1,347 over 3 years	£ 777 over 3 years	
Hot Water	£ 285 over 3 years	£ 252 over 3 years	
<b>Totals</b>	<b>£ 1,830</b>	<b>£ 1,143</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	£ 156	✓
2 Floor Insulation	£800 - £1,200	£ 120	✓
3 Draught proofing	£80 - £120	£ 39	✓

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.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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