



MOUNTGRANGE
HERITAGE



Gloucester Square, W2

£2,077 per week Fees May Apply

An exquisitely presented three double bedroom duplex apartment set within a white stucco fronted period building. This property boasts three en-suite bathrooms, a grand reception room and dining area with high ceilings, a well presented patio garden and access to the wonderful communal gardens.

3 Bedrooms | 1 Reception Room | 3 Bathrooms
Furnished

Notting Hill Office

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020 7221 2277

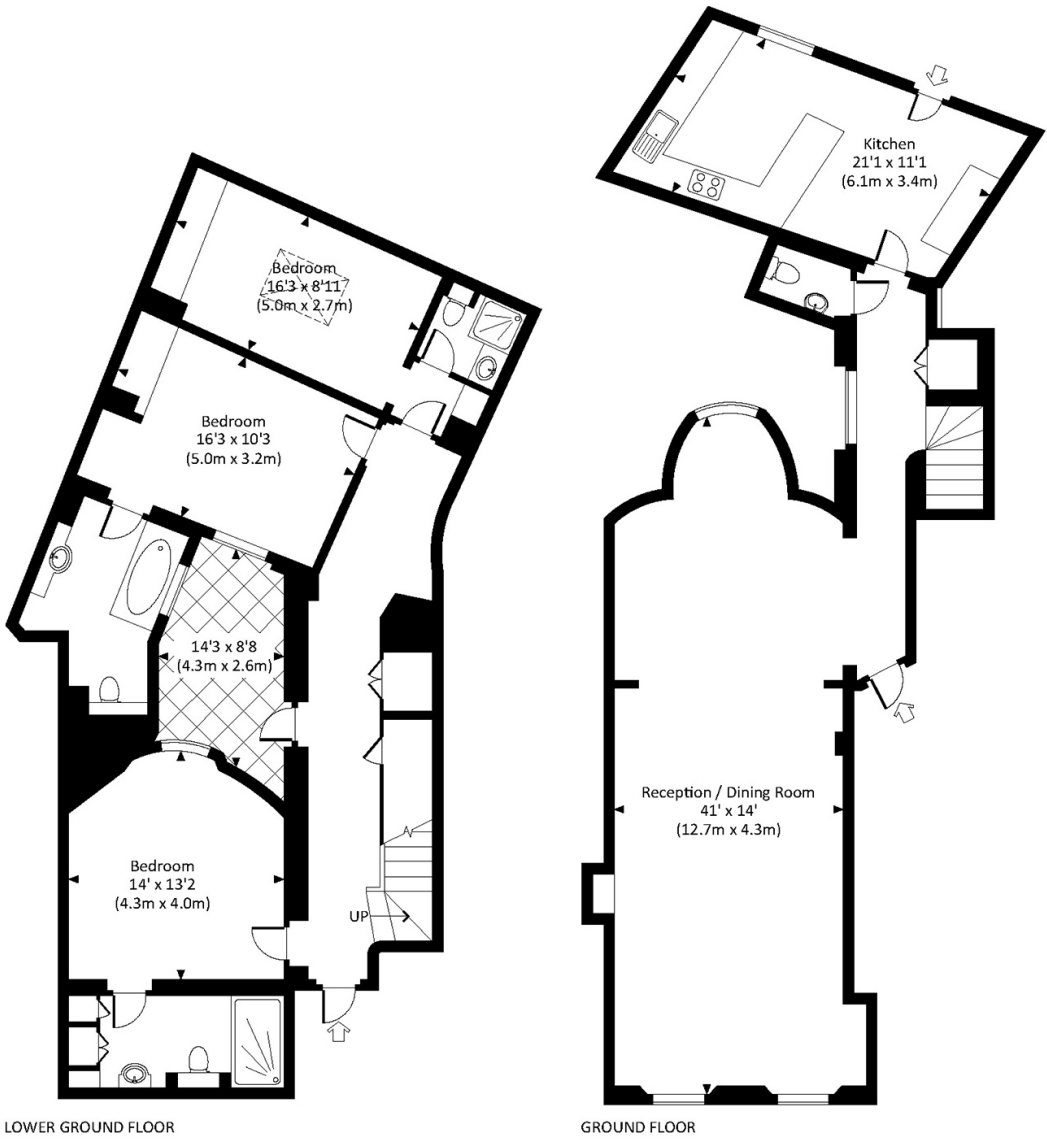
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Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

GLOUCESTER SQUARE, W2

Approx. gross internal area
1910 Sq.Ft. / 177.6 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



Flat , Gloucester Square, LONDON, W2 2TQ

Dwelling type: Basement flat
Date of assessment: 11 July 2014
Date of certificate: 12 July 2014

Reference number: 9998-3024-6273-7384-0994
Type of assessment: RdSAP, existing dwelling
Total floor area: 175 m²

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: | £ 4,380 |
| Over 3 years you could save | £ 1,653 |

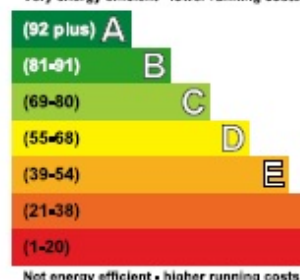
Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 477 over 3 years | £ 258 over 3 years | |
| Heating | £ 3,546 over 3 years | £ 2,112 over 3 years | |
| Hot Water | £ 357 over 3 years | £ 357 over 3 years | |
| Totals | £ 4,380 | £ 2,727 | |

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

Very energy efficient • lower running costs



Not energy efficient • higher running costs

| Current | Potential |
|---------|-----------|
| 63 | 77 |

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 | £ 912 | ✓ |
| 2 Floor Insulation | £800 - £1,200 | £ 197 | ✓ |
| 3 Low energy lighting for all fixed outlets | £155 | £ 191 | |

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE

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