

MOUNTGRANGE
HERITAGE



Campden Hill Gardens, W8

£460 per week Fees May Apply

VIDEO TOUR AVAILABLE. Beautifully refurbished conversion flat on the top floor of an elegant period building on the west side of this quiet street literally a minute's walk from Notting Hill Gate and less than a ten minute walk from Kensington High Street and Holland Park. The flat is incredibly light and bright and offers two bedrooms and good reception space.

2 Bedrooms | 1 Reception Room | 1 Bathroom
Furnished

Kensington Office

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

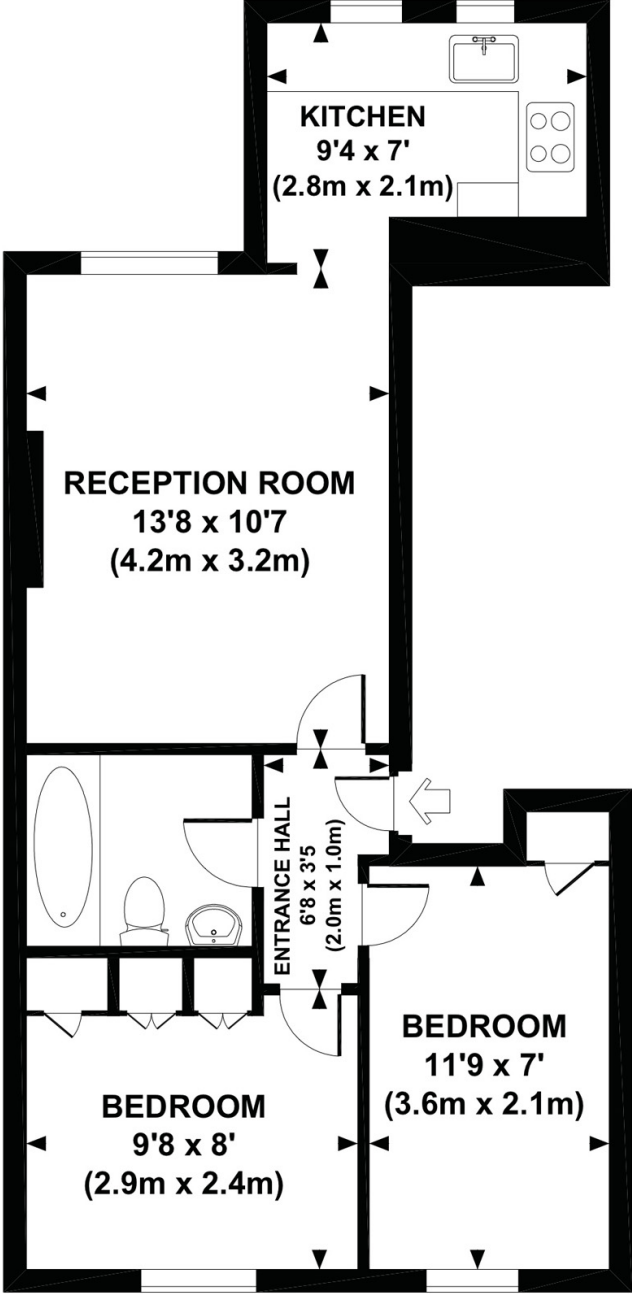
lettings.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

mountgrangeheritage.co.uk

CAMPDEN HILL GARDENS, W8

Approx. gross internal area
445 Sq.Ft. / 41.3 Sq.M.



THIRD FLOOR

 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2012 Dowling Jones Design www.dowlingjones.com 020 7610 9933

Energy Performance Certificate



Flat , Campden Hill Gardens, LONDON, W8

Dwelling type: Mid-floor flat **Reference number:** 9218-2997-6299-5558-0900
Date of assessment: 19 November 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 21 November 2018 **Total floor area:** 41 m²

Use this document to:

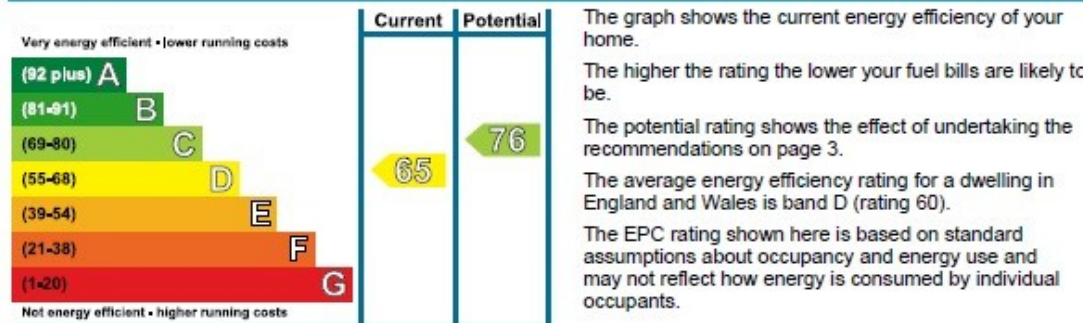
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,476
Over 3 years you could save	£ 504

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 99 over 3 years	
Heating	£ 1,050 over 3 years	£ 654 over 3 years	
Hot Water	£ 243 over 3 years	£ 219 over 3 years	
Totals	£ 1,476	£ 972	

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 225
2 Low energy lighting for all fixed outlets	£40	£ 75
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 102

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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