



Talbot Road, W2

£725,000 Leasehold

A fantastic top floor flat on the fourth floor (with lift) of an elegant stucco fronted period building in a peaceful Notting Hill location. The flat benefits from a large and impressive roof terrace which is accessed via the reception room, there are two double bedrooms and a bathroom. Talbot Road is a handsome street located minutes from the popular Westbourne Grove and Portobello Road with their outstanding array of shops and restaurants.

2 Bedrooms | 1 Reception Room | 1 Bathroom

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

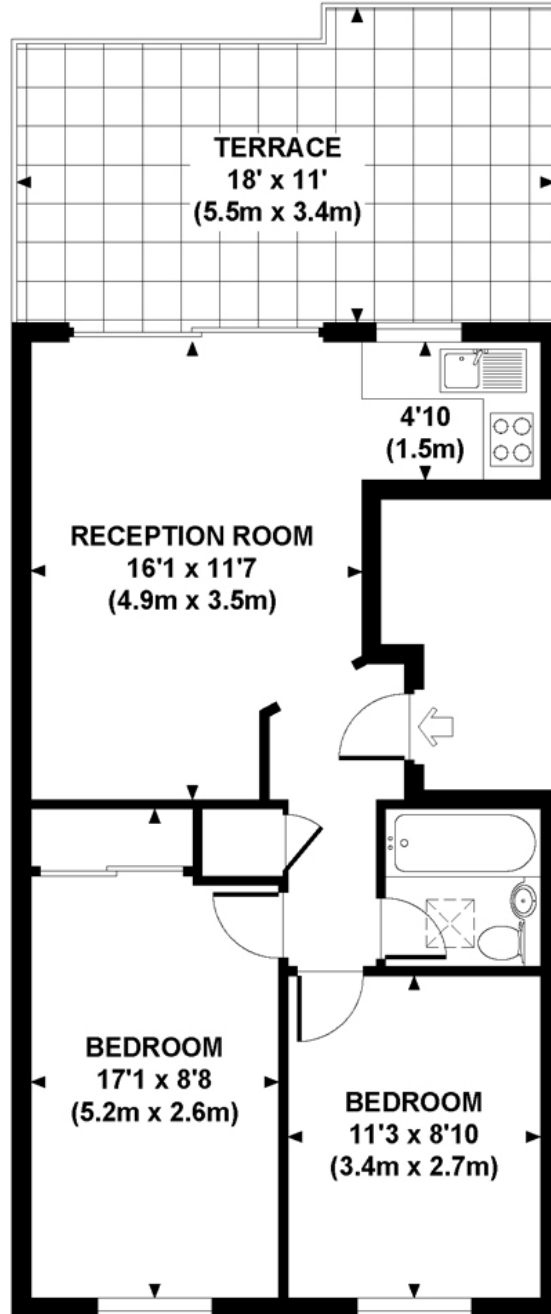
sales@mountgrangeheritage.co.uk

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TALBOT ROAD, W2

Approx. gross internal area
532 Sq Ft. / 49.5 Sq M.



FOURTH 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

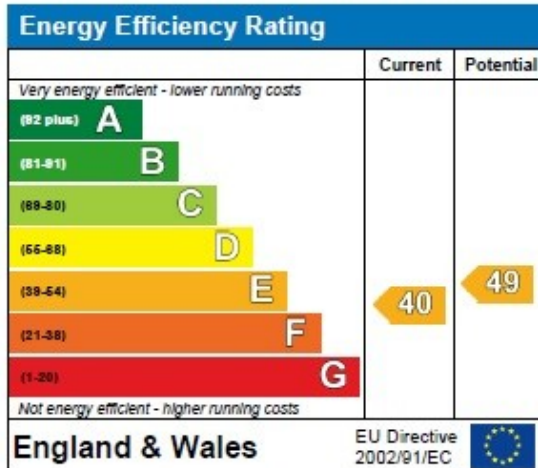
Energy Performance Certificate



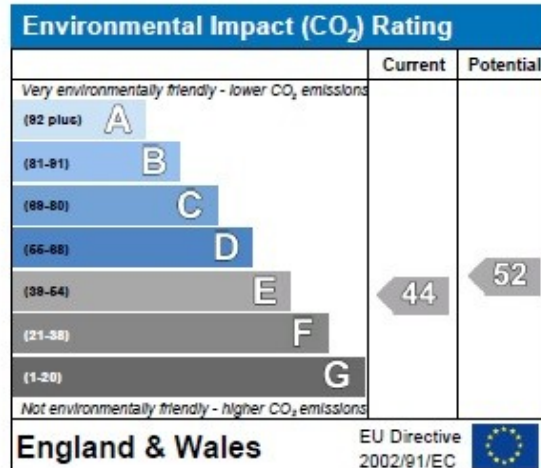
Flat , Talbot Road
LONDON
W2 5LH

Dwelling type: Top-floor flat
Date of assessment: 23 September 2010
Date of certificate: 24 September 2010
Reference number: 8200-6121-8910-9087-6922
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

This home's performance is rated in terms of 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 are likely to 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	506 kWh/m ² per year	422 kWh/m ² per year
Carbon dioxide emissions	5.1 tonnes per year	4.1 tonnes per year
Lighting	£73 per year	£37 per year
Heating	£927 per year	£815 per year
Hot water	£109 per year	£89 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change 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 products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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