



MOUNTGRANGE
HERITAGE



Wellington Close, W11

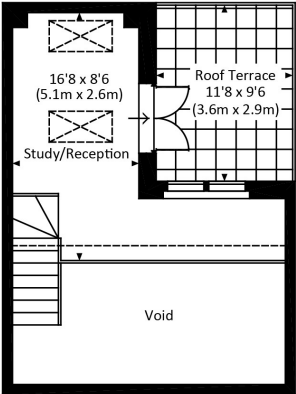
£3,750,000 Freehold

A stunning house which has been beautifully renovated with great care and attention to detail. Located in a quiet cobbled mews, just off Ledbury Road in the heart of Notting Hill, the house offers an outstanding range of accommodation including: three double bedrooms; study, three bathrooms; two reception rooms; integral garage and a private south-facing roof terrace. Wellington Close benefits from being surprisingly quiet despite being moments from the many boutiques and eateries on Ledbury Road, Westbourne Grove and Portobello Road.

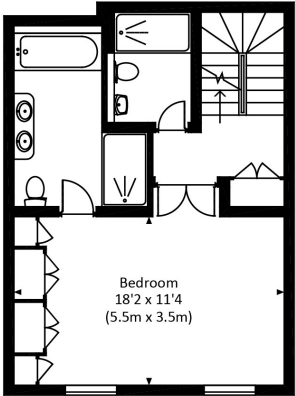
3 Bedrooms | 2 Reception Rooms | 3 Bathrooms

WELLINGTON CLOSE, W11

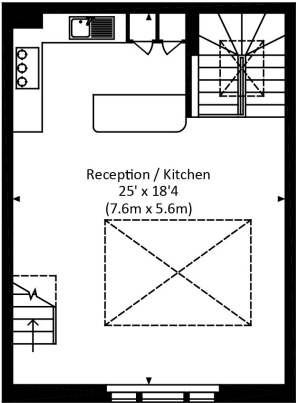
Approx. gross internal area
1938 Sq Ft. / 180.0 Sq M.



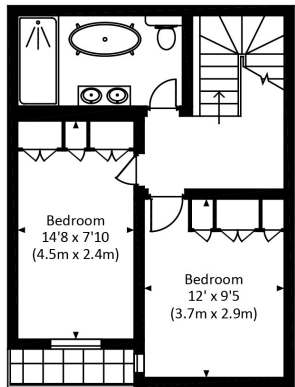
THIRD FLOOR



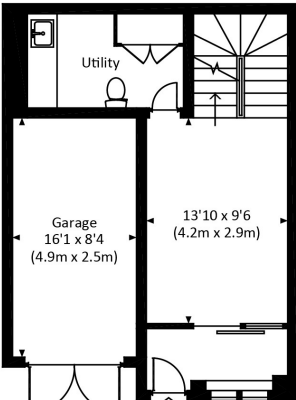
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



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



Wellington Close, LONDON, W11 2AN

Dwelling type: Mid-terrace house
Date of assessment: 18 November 2013
Date of certificate: 19 November 2013

Reference number: 9488-0987-7209-1567-5980
Type of assessment: RdSAP, existing dwelling
Total floor area: 127 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:	£ 1,986
--	----------------

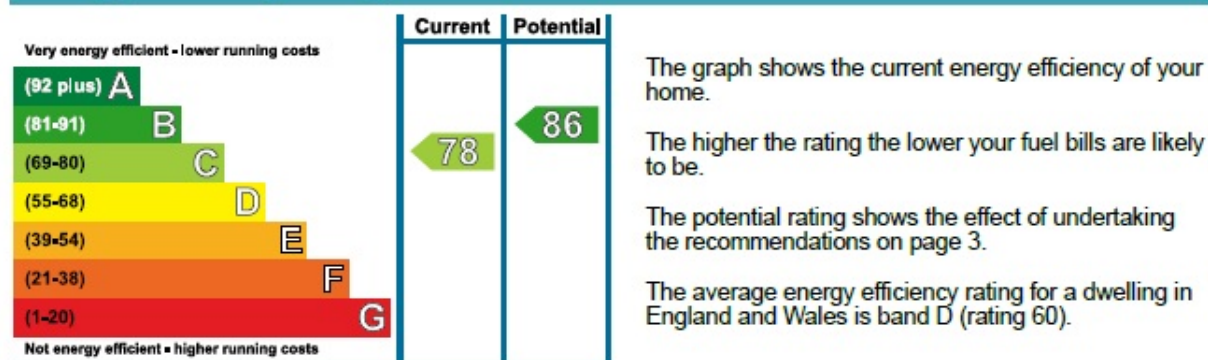
Over 3 years you could save	£ 129
------------------------------------	--------------

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 204 over 3 years	
Heating	£ 1,332 over 3 years	£ 1,356 over 3 years	
Hot Water	£ 297 over 3 years	£ 297 over 3 years	
Totals	£ 1,986	£ 1,857	

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 Low energy lighting for all fixed outlets	£90	£ 129	
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 729	

To find out more about the recommended measures and other actions you could take today to save money, visit 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

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.