



MOUNTGRANGE
HERITAGE



St Helens Gardens, W10

£795 per week Fees May Apply

AVAILABLE FOR SHORT LET: A smart well-presented top-floor flat in this small modern block in the heart of a charming community with a delightful village feel and lovely public gardens literally a stone's throw away. The property comprises a large open plan kitchen living space which gets flooded with natural light, a master bedroom with an en-suite, and a further bedroom that would work perfectly as a study, there is also an additional separate bathroom. The property has modern fixtures and fittings with wooden floors throughout.

2 Bedrooms | 1 Reception Room | 2 Bathrooms
Furnished

North Kensington Office

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020 8960 0181

lettings.nkn@mountgrangeheritage.co.uk

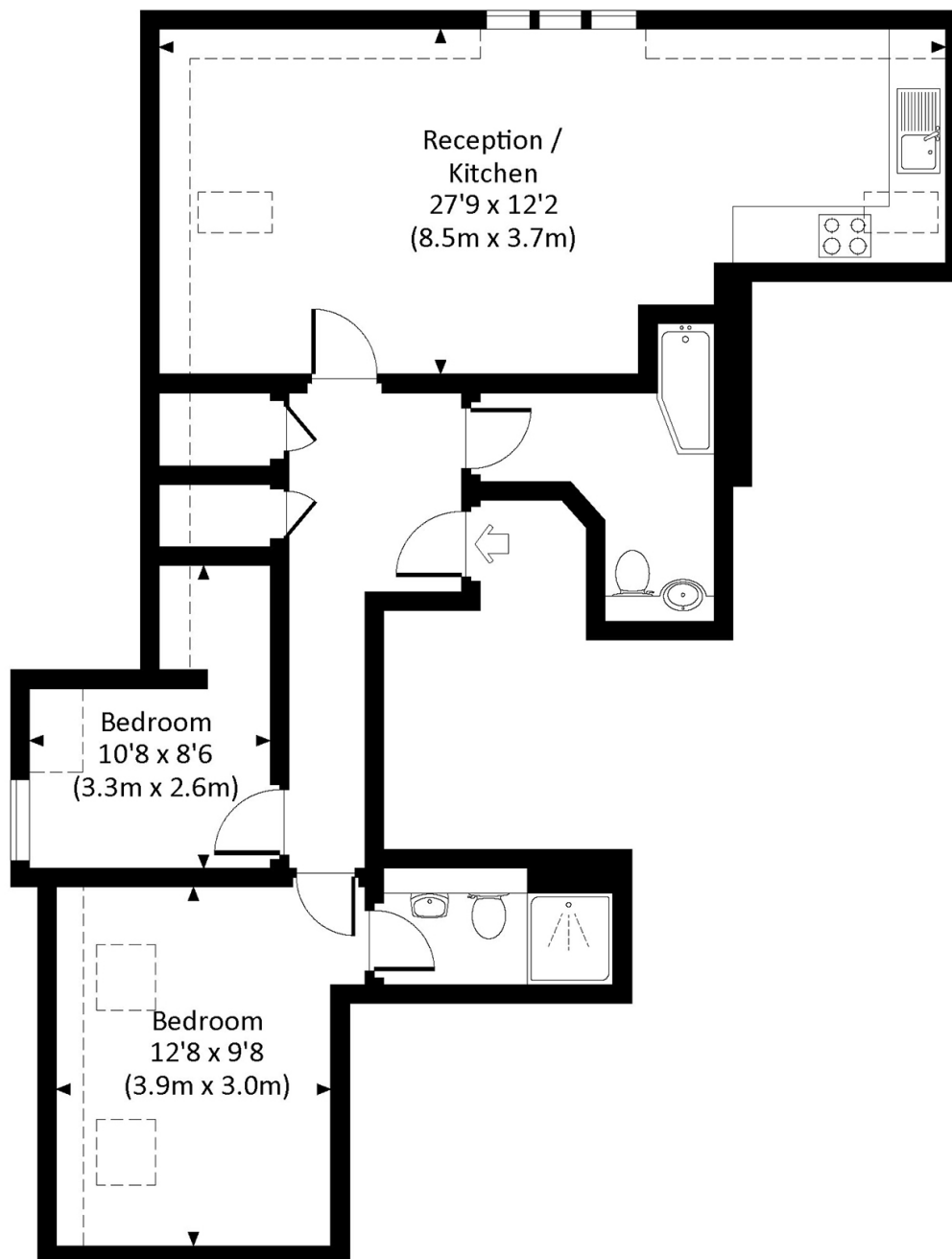
Other offices Kensington - Notting Hill

mountgrangeheritage.co.uk

ST. HELENS GARDENS, W10

Approx. gross internal area 646 Sq Ft. / 60.0 Sq M.

Approx. gross internal area 711 Sq Ft. / 66.1 Sq M. Inc. Restricted Height



THIRD 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. © 2017 www.dowlingjones.com 020 7610 9933

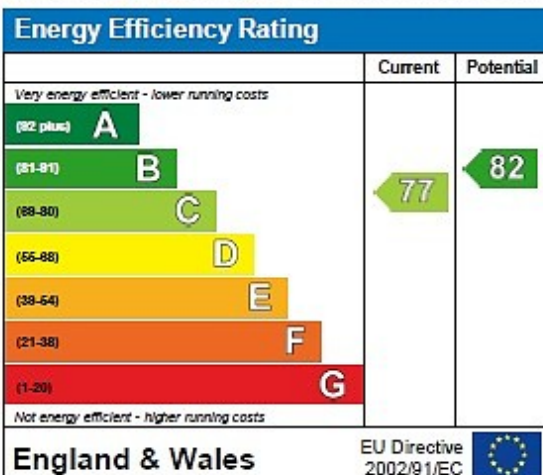
Energy Performance Certificate



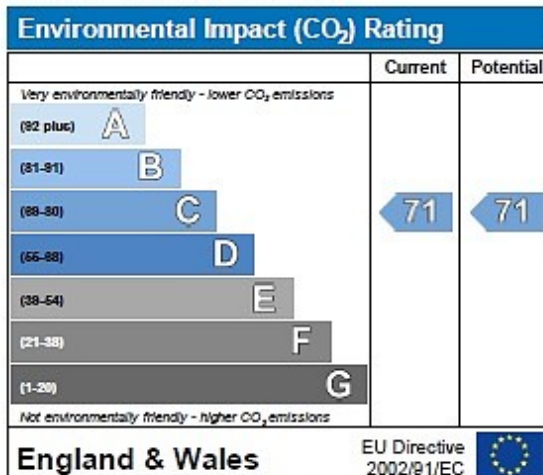
Flat St. Helens Gardens
LONDON
W10 6LH

Dwelling type: Top-floor flat
Date of assessment: 22 June 2011
Date of certificate: 22 June 2011
Reference number: 2928-0003-6236-8279-8944
Type of assessment: RdSAP, existing dwelling
Total floor area: 75 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	196 kWh/m ² per year	193 kWh/m ² per year
Carbon dioxide emissions	2.6 tonnes per year	2.6 tonnes per year
Lighting	£87 per year	£44 per year
Heating	£248 per year	£176 per year
Hot water	£132 per year	£114 per year

You could save up to £131 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.



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.

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.