

MOUNTGRANGE
HERITAGE



St Helens Gardens, W10

£695 per week Fees May Apply

VIDEO TOUR AVAILABLE. Delightful maisonette with large west facing garden and great entertaining space on this 'villagey' street in North Kensington. The property benefits from two double bedrooms and two bathrooms and a kitchen dining room. Also available for short lets.

2 Bedrooms | 1 Reception Room | 2 Bathrooms
Furnished

North Kensington Office

59 St Helen's Gardens, London W10 6LN
020 8960 0181

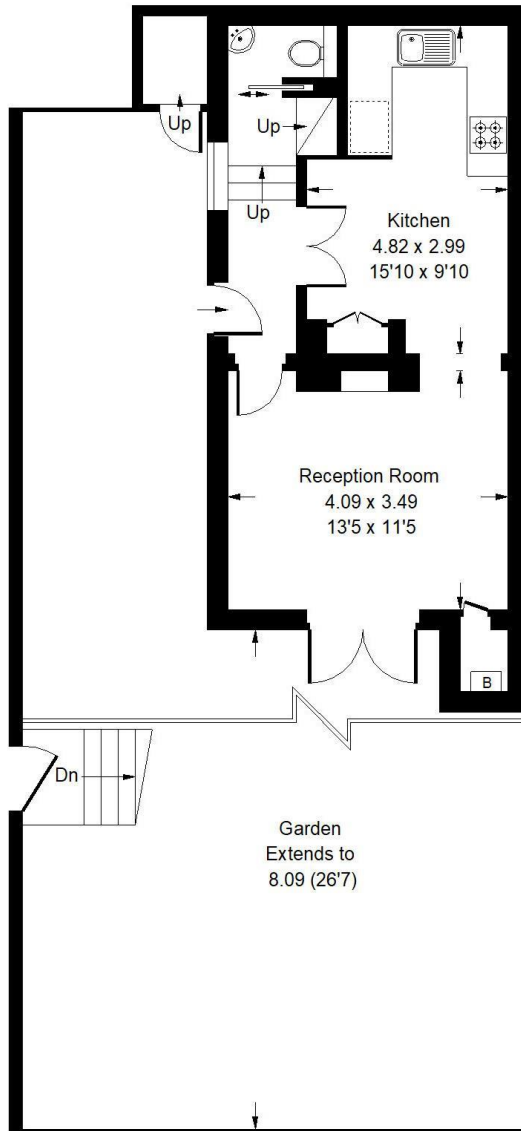
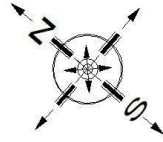
lettings.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

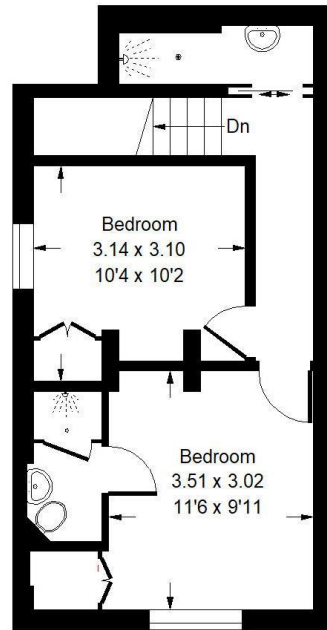
mountgrangeheritage.co.uk

St. Helens Gardens, W10


Approx. Gross Internal Area
70.2 sq m / 756 sq ft



Ground Floor



First Floor

 = Reduced headroom
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy Performance Certificate



Flat 59, St. Helens Gardens, LONDON, W10 6LN

Dwelling type: Ground-floor maisonette **Reference number:** 0314-2882-7985-9321-3255
Date of assessment: 22 August 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 22 August 2019 **Total floor area:** 71 m²

Use this document to:

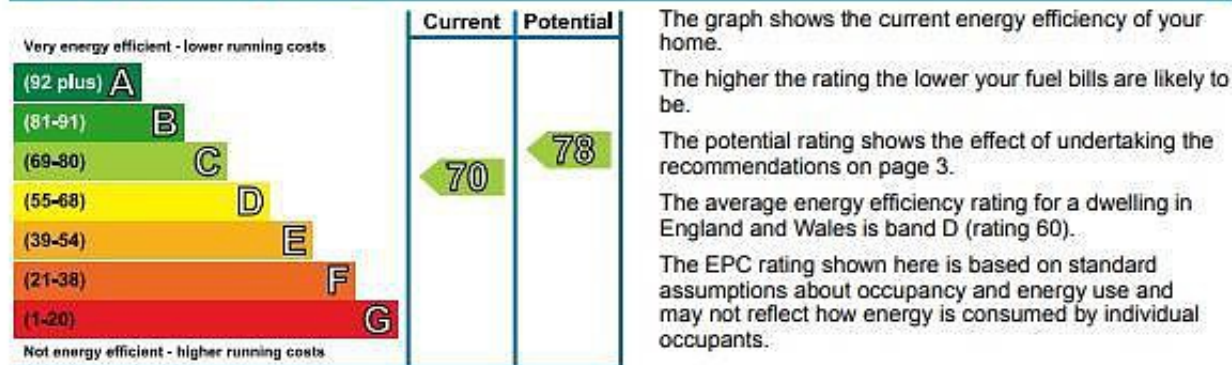
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,743
Over 3 years you could save	£ 495

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	
Heating	£ 1,272 over 3 years	£ 771 over 3 years	
Hot Water	£ 276 over 3 years	£ 282 over 3 years	
Totals	£ 1,743	£ 1,248	

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	£ 429
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 69

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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.