

Bramley Road, W10

£280 per week Fees Apply

Bright and modern studio flat with a larger than average kitchen and great storage on the second floor of this purpose built block in North Kensington. The flat is located close to Holland Park and Westfield Shopping Centre and has easy access to the A40. Latimer Road Underground Station is moments from the property offering Circle, Hammersmith and City lines. The ideal flat for professional looking for excellent transport links.

0 Bedrooms | 1 Reception Room | 1 Bathroom
Furnished

North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

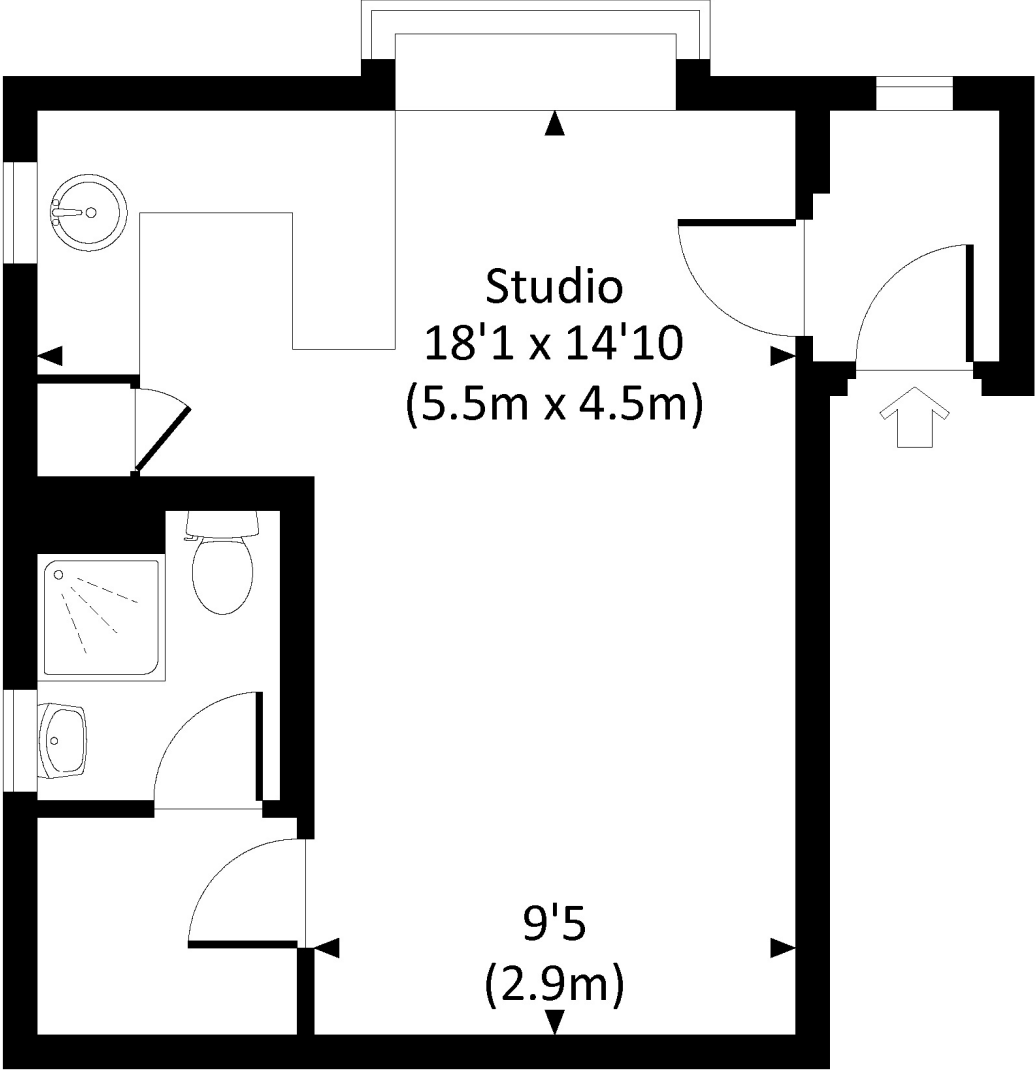
lettings.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

mountgrangeheritage.co.uk

BRAMLEY ROAD, W10

Approx. gross internal area
288 Sq Ft. / 26.8 Sq M.



SECOND 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

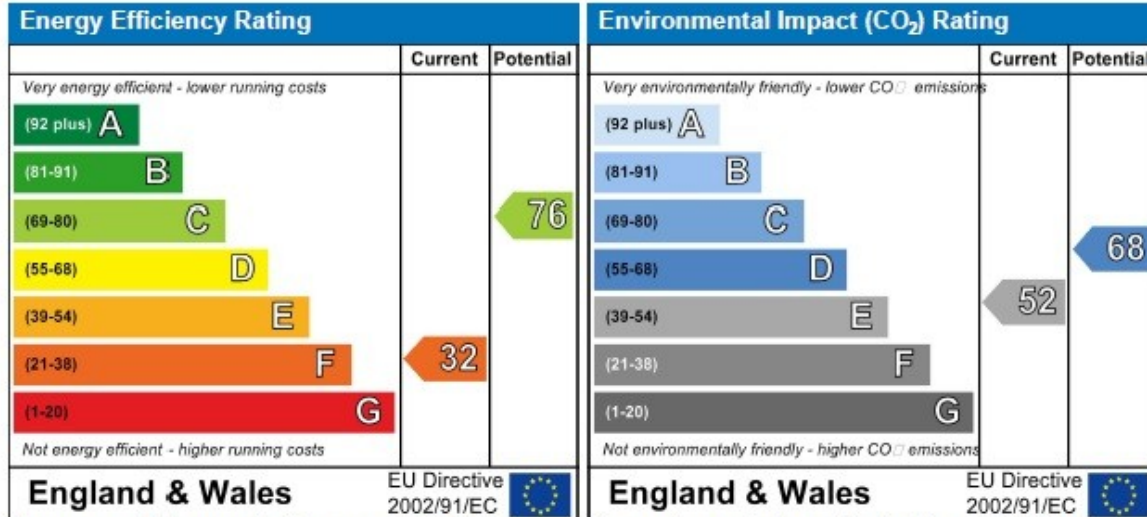


Flat
Bramley Road
LONDON
W10 6SY

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Mid-floor flat
01 November 2010
01 November 2010
9285-2819-6295-9200-5525
RdSAP, existing dwelling
38 m²

This home's performance is rated in terms of the 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	526 kWh/m ² per year	345 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	2.0 tonnes per year
Lighting	£41 per year	£23 per year
Heating	£216 per year	£180 per year
Hot water	£592 per year	£110 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.

IMPORTANT NOTICE

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