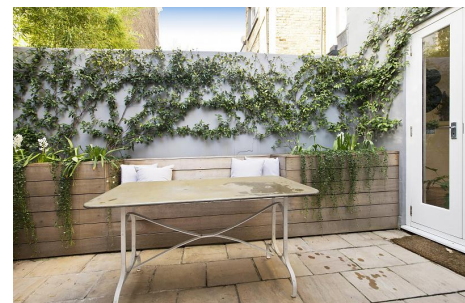


**MOUNTGRANGE**  
HERITAGE



## Ladbroke Grove, W10

**£1,100,000 Share of Freehold**

A brilliant garden flat in a well maintained Victorian conversion. This two bedroom flat, with its own entrance, has a balance of stylish accommodation with ample storage throughout. Entrance hall, utility room, two bedrooms, two bathrooms (one en suite), a beautifully fitted kitchen continues in to a large open plan living space which has sliding doors onto a west-facing garden. The period façade has also just had a substantial refurbishment. The flat is in the Royal Borough of Kensington & Chelsea and is located just moments from the eclectic and extensive array of amenities in Ladbroke Grove, Golborne Road and Portobello Road. Ladbroke Grove underground station is a short walk away.

**2 Bedrooms | 1 Reception Room | 2 Bathrooms**

### North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

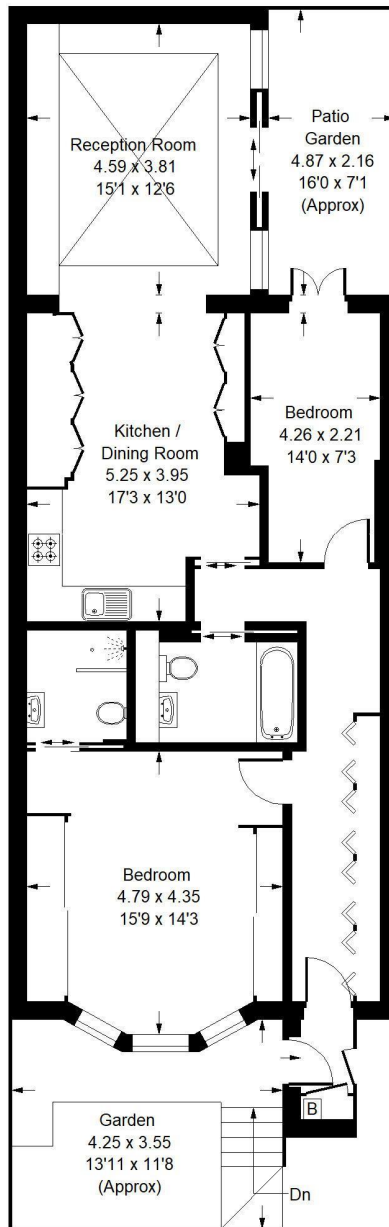
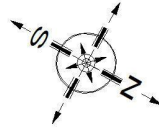
[sales.nkn@mountgrangeheritage.co.uk](mailto:sales.nkn@mountgrangeheritage.co.uk)

**Other offices** Kensington - Notting Hill

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Ladbroke Grove, W10

Approx. Gross Internal Area  
92 sq m / 990 sq ft



## Lower Ground Floor

Whilst every effort 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



Ladbroke Grove, LONDON, W10

Dwelling type: Ground-floor flat  
Date of assessment: 29 July 2014  
Date of certificate: 29 July 2014

Reference number: 0424-2861-7237-9124-3375  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 71 m<sup>2</sup>

## 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

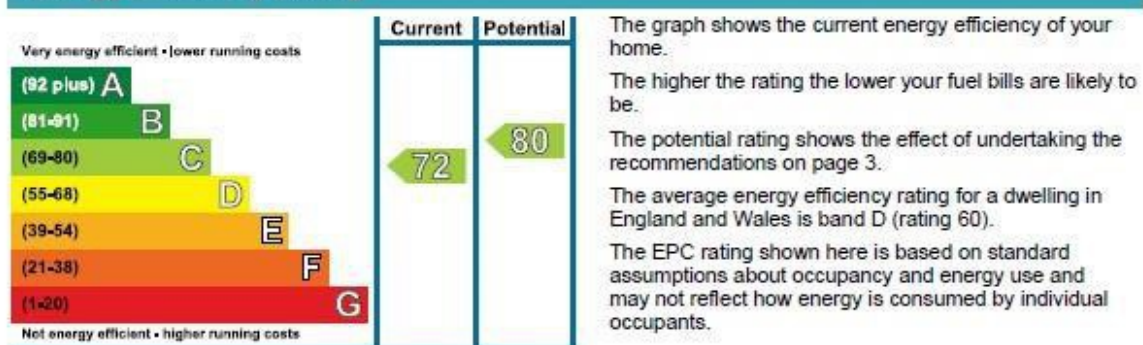
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,809</b>
<b>Over 3 years you could save</b>	<b>£ 570</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 141 over 3 years	
Heating	£ 1,218 over 3 years	£ 786 over 3 years	
Hot Water	£ 306 over 3 years	£ 312 over 3 years	
<b>Totals</b>	<b>£ 1,809</b>	<b>£ 1,239</b>	

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	£ 219
2 Floor Insulation	£800 - £1,200	£ 132
3 Low energy lighting for all fixed outlets	£75	£ 120

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). 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.