

Lizmans Terrace, Earls Court Road, London

£1,100,000 Leasehold

Set back from the road, this delightful two bedroom garden flat benefits from side access from Stratford Road and its own private entrance. The 963 sq ft (approx.) property is decorated in a neutral fashion and offers good natural light throughout. Accommodation includes: bright reception room with French doors onto the decked garden; contemporary kitchen; vast master bedroom with built-in wardrobes, a separate walk-in wardrobe and an en-suite bathroom; second double bedroom with en-suite shower room; guest cloakroom and a 30 ft private garden. Lizmans Terrace is located on the W8 stretch of Earls Court Road therefore benefitting from the local amenities on Stratford Road as well as the more extensive range on Kensington High Street. Holland Park is a short walk away.

2 Bedrooms | 1 Reception Room | 2 Bathrooms

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

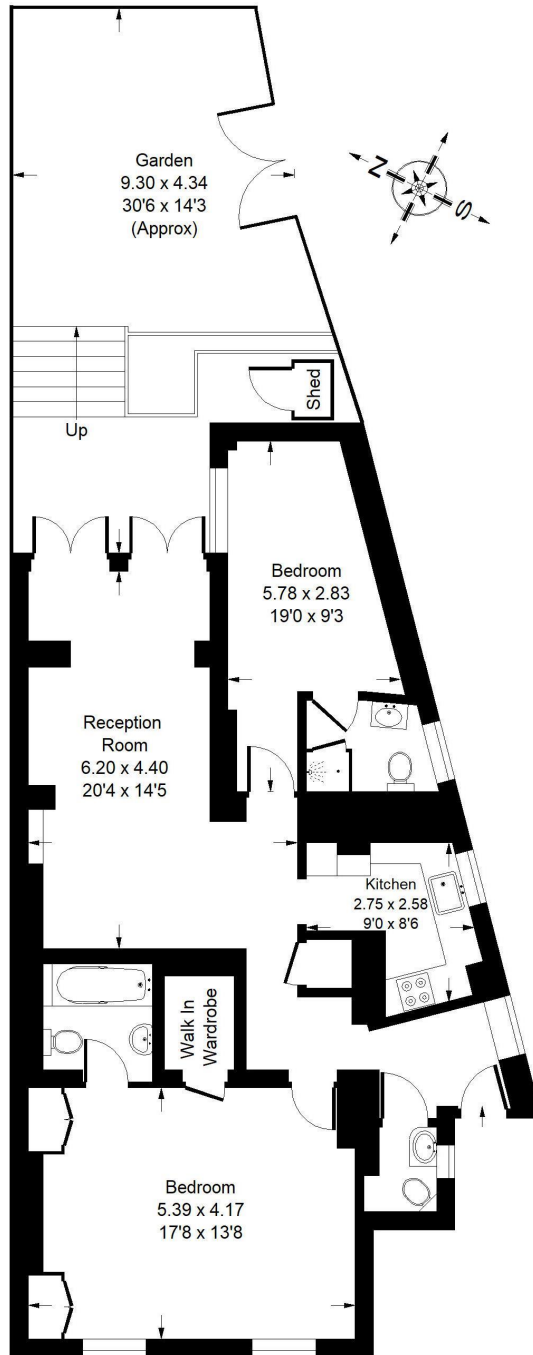
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Other offices North Kensington - Notting Hill

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Lizmans Terrace, W8

Approx. Gross Internal Area
89.5 sq m / 963 sq ft



Lower Ground Floor

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

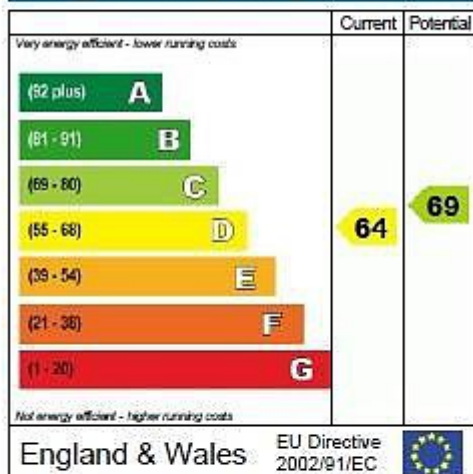


Lizmans Terrace
89-95, Earls Court Road
LONDON
W8

Dwelling type: Basement flat
Date of assessment: 20 June 2011
Date of certificate: 20 June 2011
Reference number: 8979-6726-8340-5760-2922
Type of assessment: RdSAP, existing dwelling
Total floor area: 90 m²

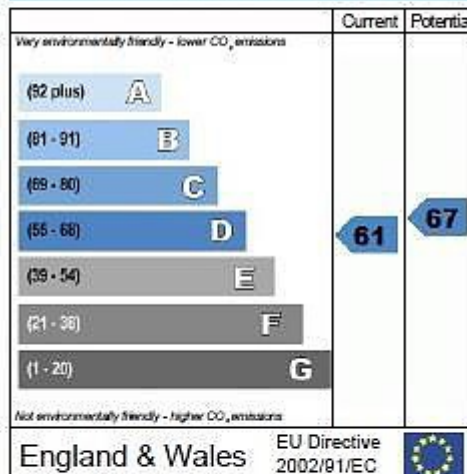
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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.

Environmental Impact (CO₂) Rating



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	227 kWh/m ² per year	192 kWh/m ² per year
Carbon dioxide emissions	3.9 tonnes per year	3.3 tonnes per year
Lighting	£75 per year	£49 per year
Heating	£626 per year	£554 per year
Hot water	£95 per year	£85 per year

You could save up to £108 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 temperature, 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 Trust 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.