

**MOUNTGRANGE**  
HERITAGE



## Dunraven Street, W1K

**£5,000 per week** Fees May Apply

SHORT LET. Fantastic penthouse apartment in Mayfair with a huge private roof terrace. This flat is designed, decorated and furnished with extraordinary flair and offers wonderful entertaining space. Offered furnished for long and short lets.

**3 Bedrooms | 2 Reception Rooms | 2 Bathrooms**  
**Furnished**

### Kensington Office

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020 7937 9976

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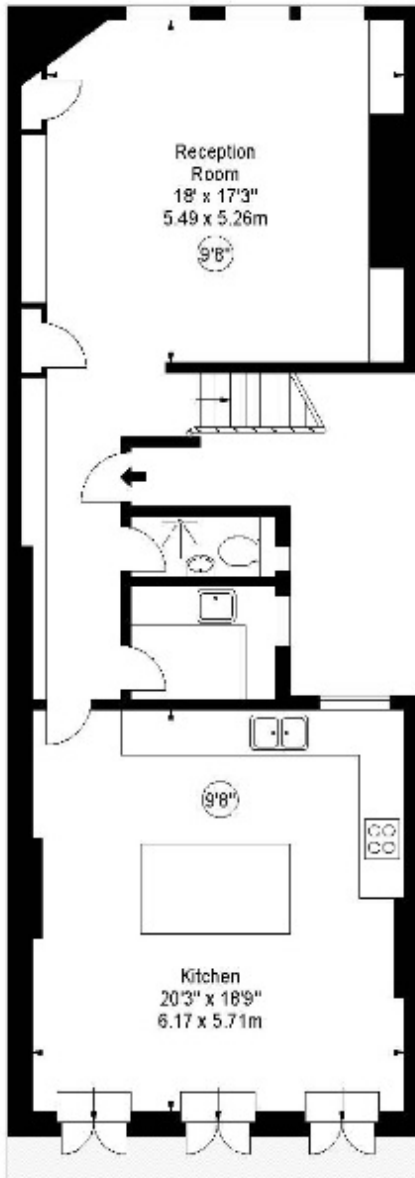
**Other offices** North Kensington - Notting Hill

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

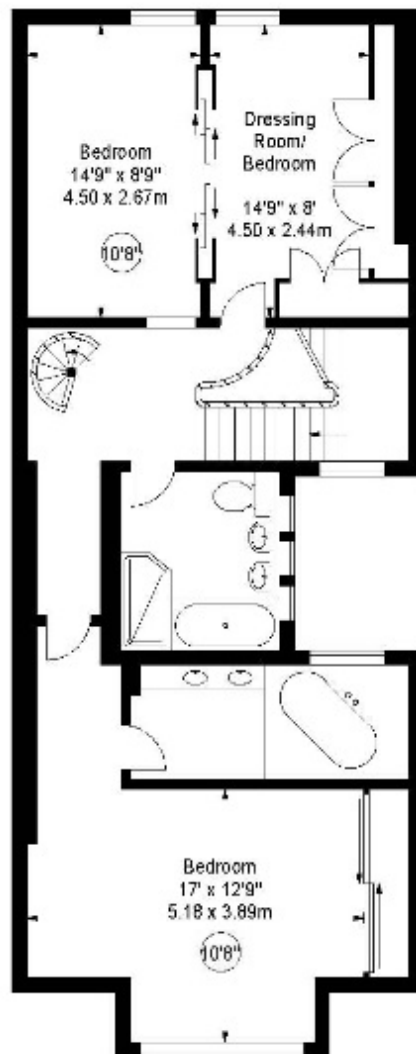
# DUNRAVEN STREET MAYFAIR W1

APPROX. GROSS INTERNAL AREA \*  
1790 Ft<sup>2</sup> - 166.29 M<sup>2</sup>

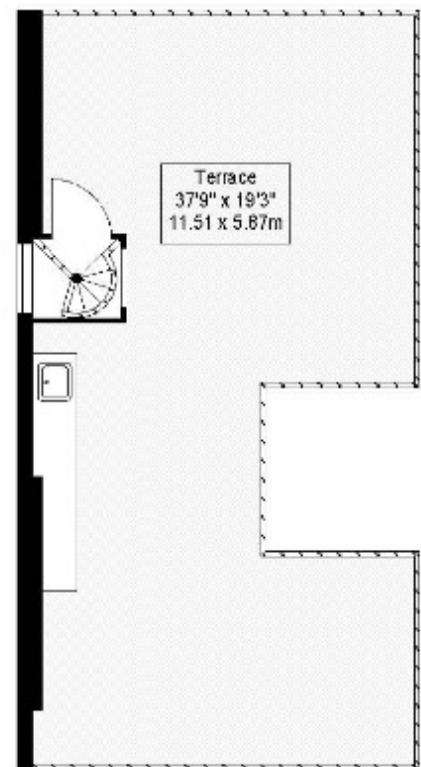
Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.  
\* As Defined by RICS - Code of Measuring Practice



THIRD FLOOR



FOURTH FLOOR



ROOF TERRACE



# Energy Performance Certificate



Flat , Dunraven Street, LONDON, W1K 7EG

**Dwelling type:** Top-floor flat  
**Date of assessment:** 27 September 2016  
**Date of certificate:** 29 September 2016  
**Reference number:** 2338-9077-7201-0636-6950  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 166 m<sup>2</sup>

### Use this document to:

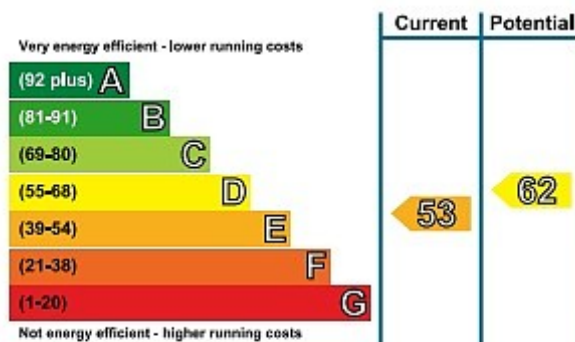
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,154</b>
<b>Over 3 years you could save</b>	<b>£ 1,044</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 276 over 3 years	
Heating	£ 4,404 over 3 years	£ 3,354 over 3 years	
Hot Water	£ 477 over 3 years	£ 480 over 3 years	
<b>Totals</b>	<b>£ 5,154</b>	<b>£ 4,110</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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## 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	£ 786
2 Heating controls (time and temperature zone control)	£350 - £450	£ 117
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 141

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.