



MOUNTGRANGE
HERITAGE



Elgin Crescent, W11

£15,000 per week Fees May Apply

Available for a SHORT LET. A spectacular home in the heart of Notting Hill benefiting from a magnificent reception room, modern kitchen and dining area, and separate utility room. The property has a private garden leading onto private communal gardens, generous living accommodation and off-street parking make this quite simply the perfect family property.

4 Bedrooms | 2 Reception Rooms | 3 Bathrooms
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU
020 7221 2277

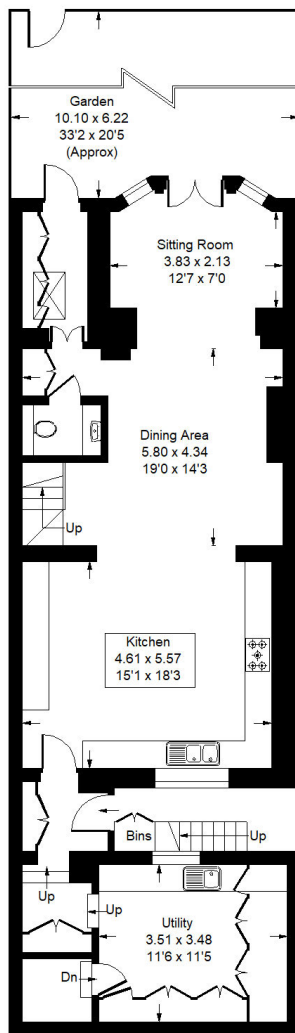
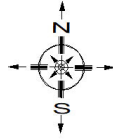
lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

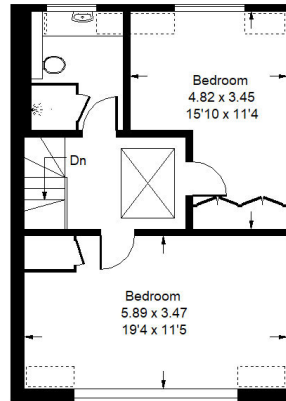
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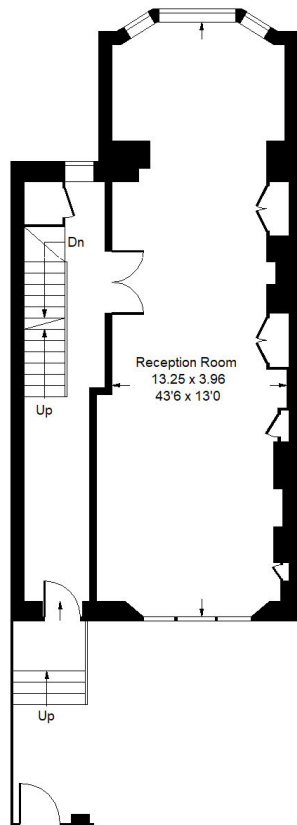
Approx. Gross Internal Area
323.6 sq m / 3483 sq ft



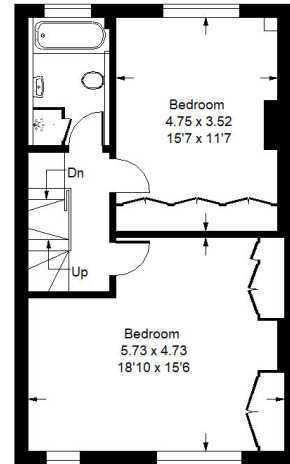
Lower Ground Floor



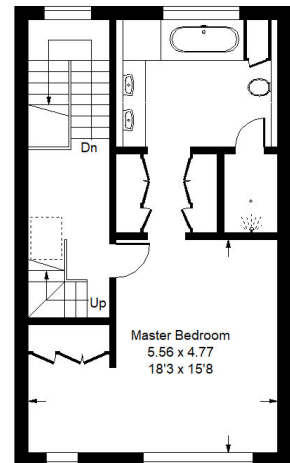
Third Floor



Raised Ground Floor



Second 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



Elgin Crescent, LONDON, W11

Dwelling type: Mid-terrace house
Date of assessment: 19 February 2019
Date of certificate: 19 February 2019

Reference number: 0412-2841-7728-9291-9765
Type of assessment: RdSAP, existing dwelling
Total floor area: 305 m²

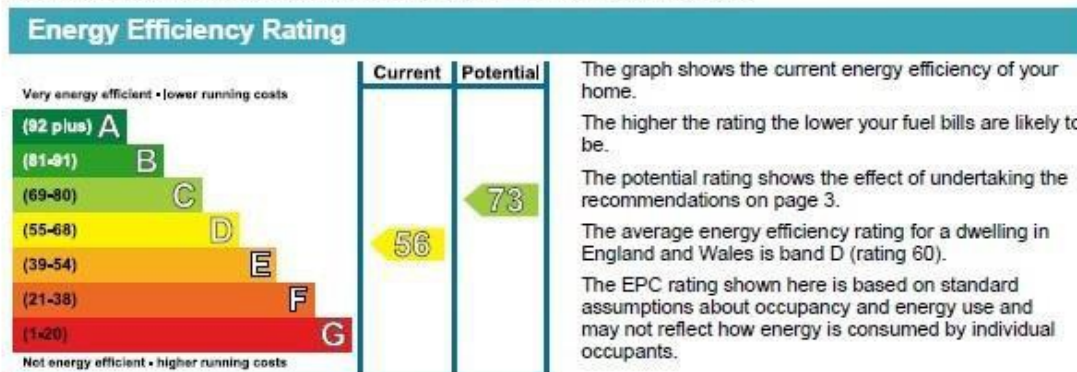
Use this document to:

- 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:	£ 7,542
Over 3 years you could save	£ 2,463

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 780 over 3 years	£ 396 over 3 years	
Heating	£ 5,976 over 3 years	£ 4,425 over 3 years	
Hot Water	£ 786 over 3 years	£ 258 over 3 years	
Totals	£ 7,542	£ 5,079	

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.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 438
2 Internal or external wall insulation	£4,000 - £14,000	£ 855
3 Draught proofing	£80 - £120	£ 93

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 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.