



**MOUNTGRANGE**  
HERITAGE



## Woodsford Square, W14

£7,500 per week Fees Apply

Stunning five bedroom house in Woodsford Square ideally located for Holland Park which is just a few minutes walk away. The property benefits from flexible living and entertaining space, boasting a large kitchen/family room, bright reception room with wood floors, 5 bedrooms, five bathrooms and garden. Well positioned in this popular private garden square. Air conditioning. Offered Furnished

**5 Bedrooms | 2 Reception Rooms | 5 Bathrooms**  
**Furnished**

### Kensington Office

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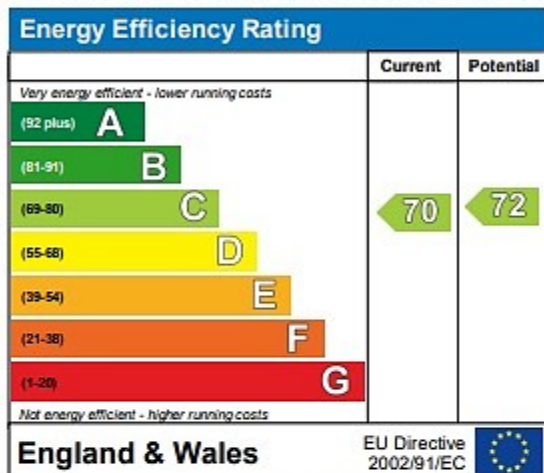
# Energy Performance Certificate



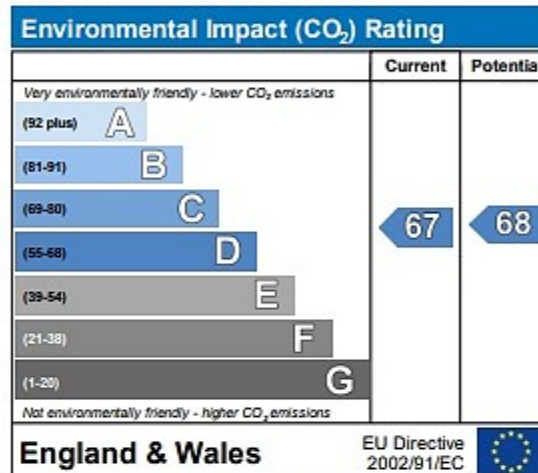
Woodsford Square  
LONDON  
W14 8DT

Dwelling type: Mid-terrace house  
Date of assessment: 19 March 2012  
Date of certificate: 19 March 2012  
Reference number: 8322-6827-9990-6591-7996  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 180 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	162 kWh/m <sup>2</sup> per year	155 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.6 tonnes per year	5.4 tonnes per year
Lighting	£148 per year	£74 per year
Heating	£852 per year	£867 per year
Hot water	£116 per year	£115 per year

### You could save up to £59 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.



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

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.