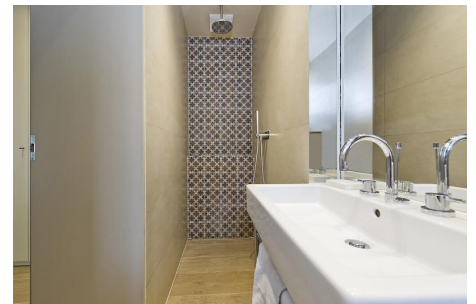




**MOUNTGRANGE**  
HERITAGE



## Pottery Lane, W11

**£1,450 per week** Fees May Apply

Simply stunning mews house on three floors with the benefit of a roof terrace. The property is located moments from the exclusive area of Clarendon Cross in Holland Park and is only a short walk from the park itself. Notting Hill and Westbourne Grove are also just a 10 minute walk away. Available for SHORT LETS.

**1 Bedroom | 1 Reception Room | 1 Bathroom**  
**Furnished**

### Notting Hill Office

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

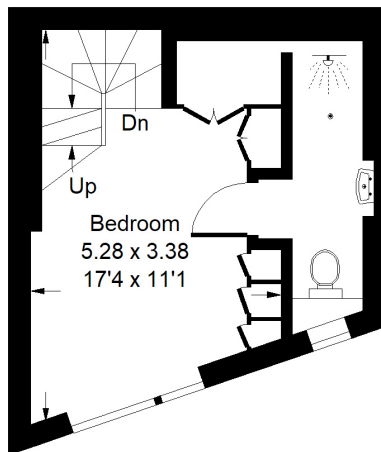
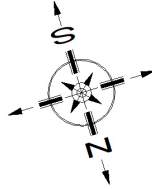
[lettings.nhg@mountgrangeheritage.co.uk](mailto:lettings.nhg@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

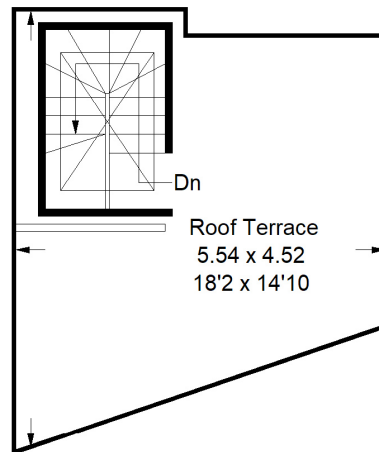
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Pottery Lane, W11

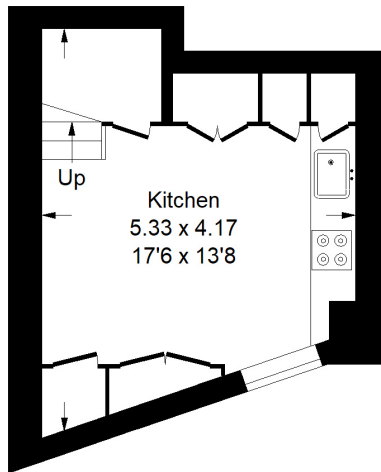
Approx. Gross Internal Area  
61 sq m / 657 sq ft



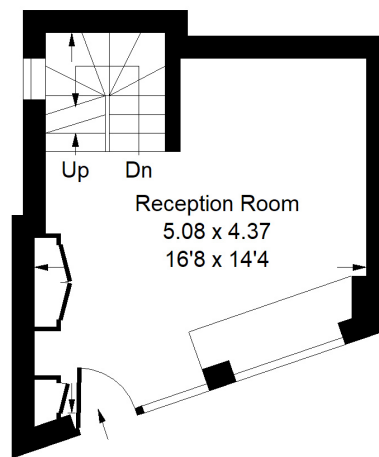
First Floor



Second Floor



Lower Ground Floor



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



Pottery Lane, LONDON, W11 4LY

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 13 February 2017  
**Date of certificate:** 09 March 2017

**Reference number:** 0031-2827-7826-9093-6141  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 56 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

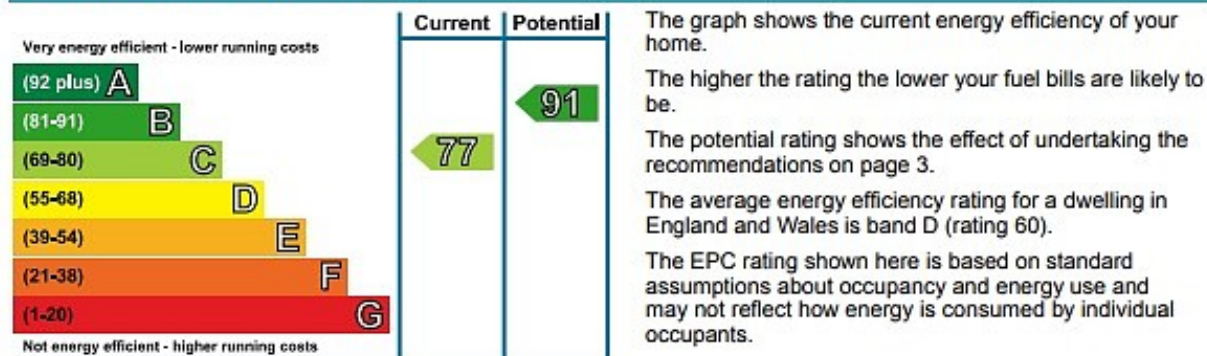
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,137</b>
<b>Over 3 years you could save</b>	<b>£ 87</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 129 over 3 years	£ 129 over 3 years	
<b>Heating</b>	£ 780 over 3 years	£ 780 over 3 years	
<b>Hot Water</b>	£ 228 over 3 years	£ 141 over 3 years	
<b>Totals</b>	<b>£ 1,137</b>	<b>£ 1,050</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 Solar water heating	£4,000 - £6,000	£ 87
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 834

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.