



**MOUNTGRANGE**  
HERITAGE



## Redcliffe Square, SW10

**£854 per week** Fees May Apply

Simply stunning split level loft-style apartment with a private roof terrace in this highly desirable garden square. Stylishly refurbished throughout this apartment has been thoughtfully laid out. The main reception and kitchen/dining area has a vaulted ceiling and large windows so that the room is flooded with natural light.

**2 Bedrooms | 1 Reception Room | 1 Bathroom**  
**Furnished**

### Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

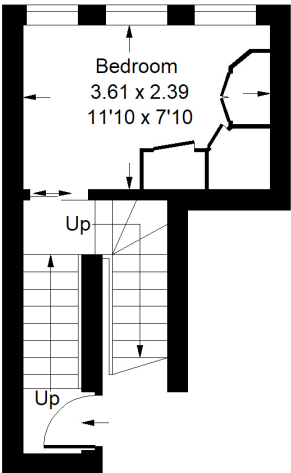
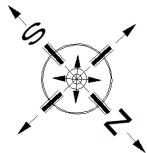
[lettings.ken@mountgrangeheritage.co.uk](mailto:lettings.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

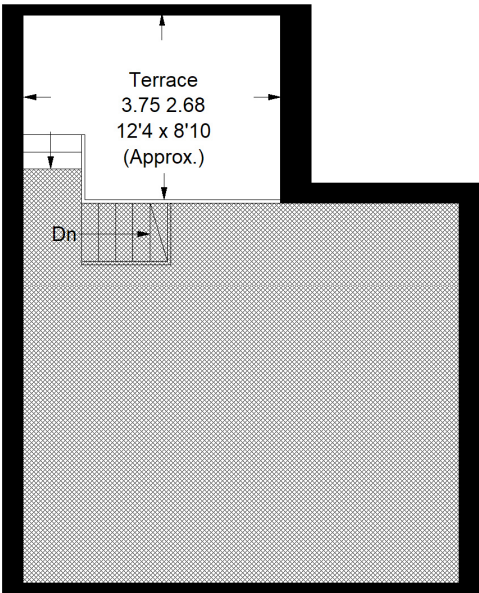
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Redcliffe Square, SW10

Approx. Gross Internal Area  
87.2 sq m / 939 sq ft

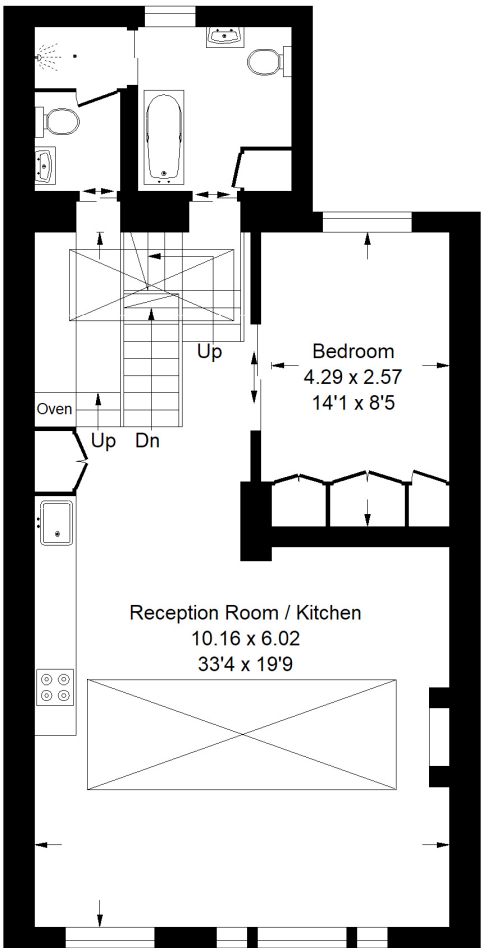


Second Floor



Fourth Floor

 = Flat Roof With No Restraining Balcony



Third 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

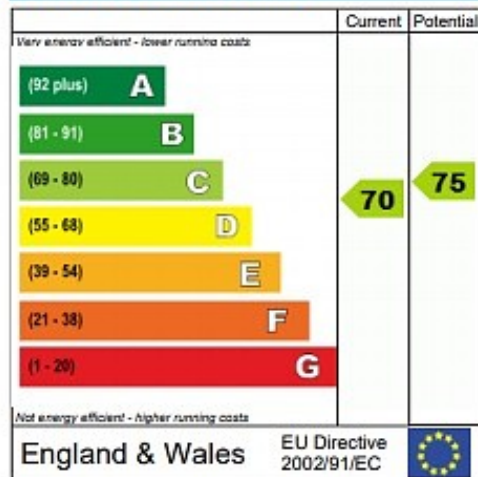


Flat  
Redcliffe Square  
LONDON  
SW10 9BN

Dwelling type: Top floor maisonette  
Date of assessment: 8 May 2009  
Date of certificate: 28 May 2009  
Reference number: 8721-6125-6840-1268-9006  
Total floor area: 87 m<sup>2</sup>

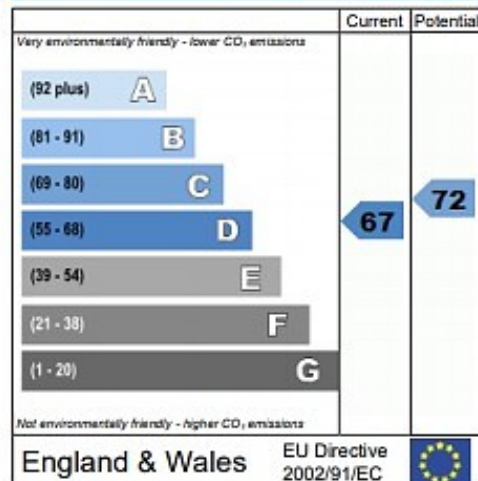
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## 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 (CO<sub>2</sub>) Rating



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	223 kWh/m <sup>2</sup> per year	193 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.2 tonnes per year	2.8 tonnes per year
Lighting	£92 per year	£46 per year
Heating	£420 per year	£398 per year
Hot water	£103 per year	£90 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

## IMPORTANT NOTICE

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