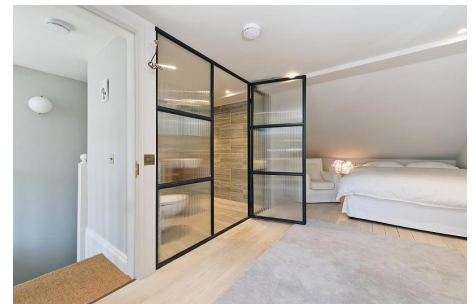




MOUNTGRANGE
HERITAGE



Woodstock Grove, W12

£1,500 per week Fees May Apply

Elegant three bedroom family home with traditional features and a private roof terrace in Hammersmith. This house also benefits from three bathrooms, two cosy and characterful living spaces, a large contemporary kitchen leading to the dining area. Situated just a six minute walk from Westfield, the largest shopping centre in Europe! This is a truly excellent location, offering excellent transport links to Central London and lots of local amenities. With captivating art work and bold furnishings, this property boasts style and comfort in its own unique way. Available for SHORT LETS. Virtual Viewing available.

3 Bedrooms | 2 Reception Rooms | 3 Bathrooms
Furnished

Kensington Office

13b Stratford Road, London W8 6RF
020 7937 9976

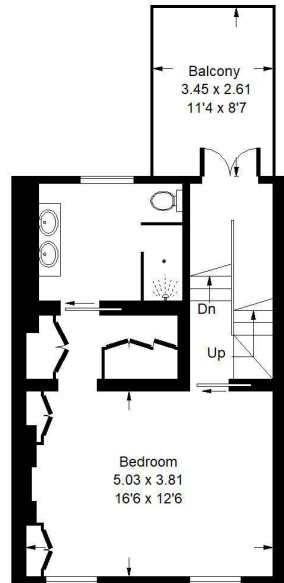
lettings.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

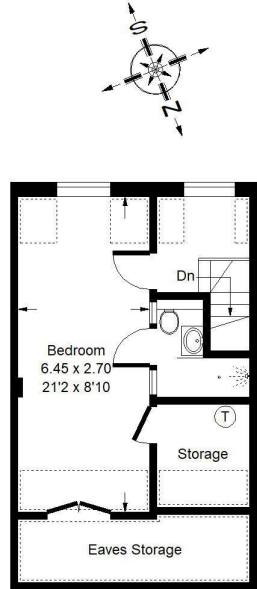
mountgrangeheritage.co.uk

Woodstock Grove, W12

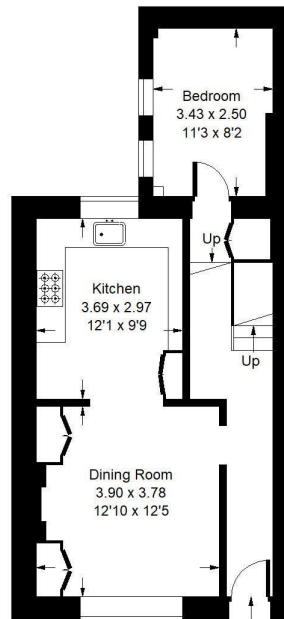
Approx. Gross Internal Area = 169.4 sq m / 1823 sq ft
 Eaves Storage = 6.4 sq m / 69 sq ft
 Total = 175.8 sq m / 1892 sq ft



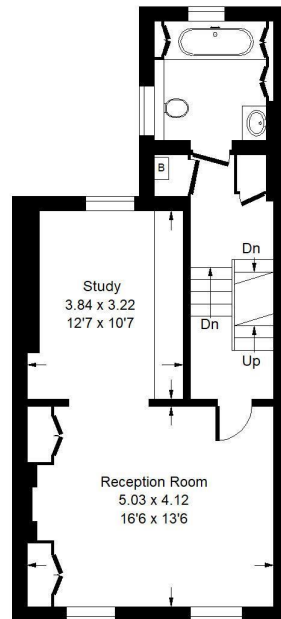
Second Floor



Third Floor



Ground 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



Woodstock Grove, LONDON, W12 8LG

Dwelling type: Top-floor maisonette
Date of assessment: 25 June 2013
Date of certificate: 25 June 2013

Reference number: 0759-2845-6264-9427-3201
Type of assessment: RdSAP, existing dwelling
Total floor area: 140 m²

Use this document to:

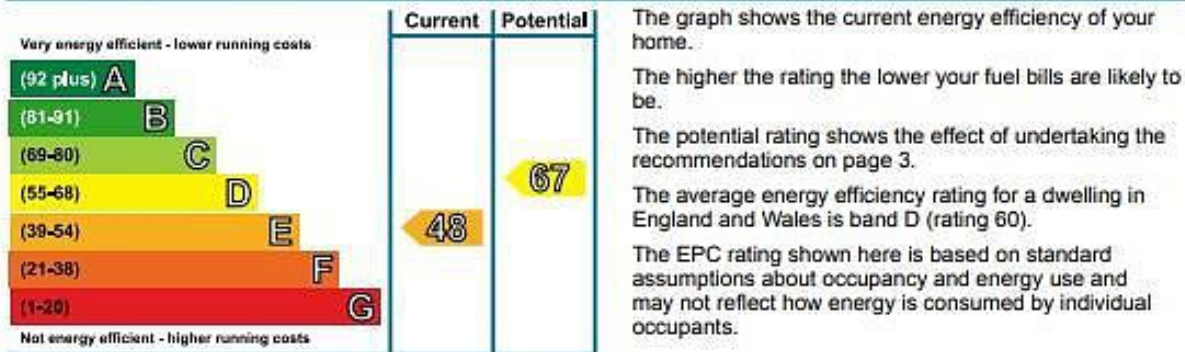
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,656
Over 3 years you could save	£ 1,707

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 426 over 3 years	£ 213 over 3 years	
Heating	£ 3,828 over 3 years	£ 2,400 over 3 years	
Hot Water	£ 402 over 3 years	£ 336 over 3 years	
Totals	£ 4,656	£ 2,949	

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,236
2 Low energy lighting for all fixed outlets	£70	£ 168
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 309

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.