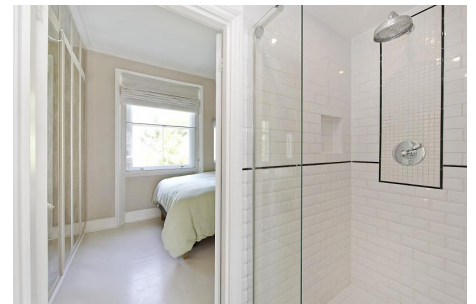




**MOUNTGRANGE**  
HERITAGE



## Lansdowne Crescent, W11

**£575 per week** Fees May Apply

A beautifully presented and elegant one bedroom apartment on one of Notting Hill's most desirable crescents. This second floor flat has access to the most wonderful communal gardens and is located within perfect distance of the Notting Hill Underground, Portobello Road and Westbourne Grove.

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

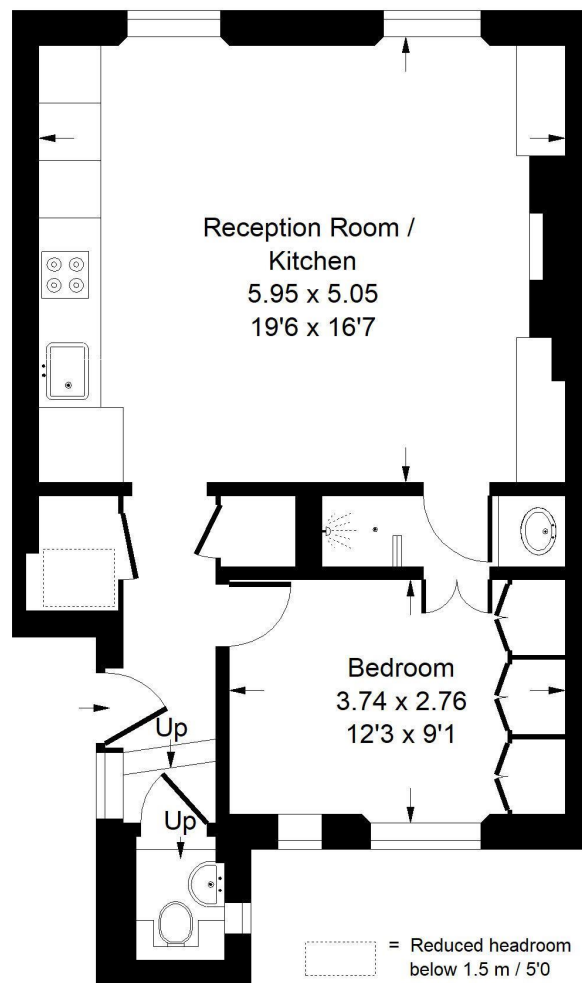
**Notting Hill Office**  
27 Kensington Park Road, London W11 2EU  
020 7221 2277  
[lettings.nhg@mountgrangeheritage.co.uk](mailto:lettings.nhg@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

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

# Lansdowne Crescent, W11

Approx. Gross Internal Area  
52.1 sq m / 561 sq ft



## Second 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



**Second Floor Flat, Lansdowne Crescent, LONDON, W11 2NS**

**Dwelling type:** Mid-floor flat **Reference number:** 0614-2844-7719-9227-4845  
**Date of assessment:** 24 September 2013 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 25 September 2013 **Total floor area:** 55 m<sup>2</sup>

**Use this document to:**

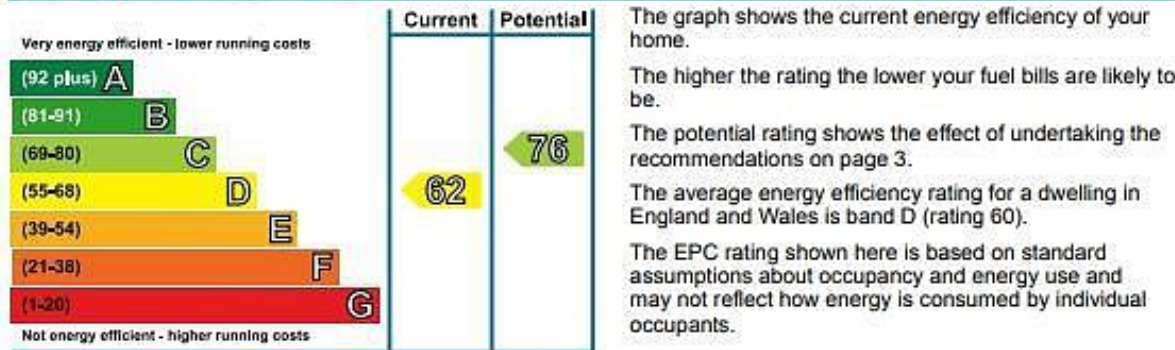
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,938</b>
<b>Over 3 years you could save</b>	<b>£ 717</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 105 over 3 years	
Heating	£ 1,515 over 3 years	£ 885 over 3 years	
Hot Water	£ 264 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 1,938</b>	<b>£ 1,221</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 Internal or external wall insulation	£4,000 - £14,000	£ 570
2 Low energy lighting for all fixed outlets	£15	£ 42
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 102

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.