



**MOUNTGRANGE**  
HERITAGE



## Slaidburn Street, SW10

**£1,800 per week** Fees May Apply

A stunning four bedroom house on a quiet street in Chelsea.

**4 Bedrooms | 1 Reception Room | 3 Bathrooms**  
**Furnished**

### Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

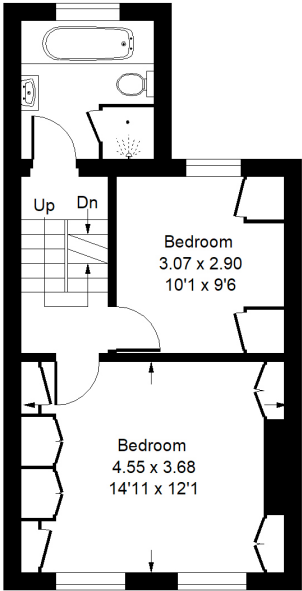
[lettings.ken@mountgrangeheritage.co.uk](mailto:lettings.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

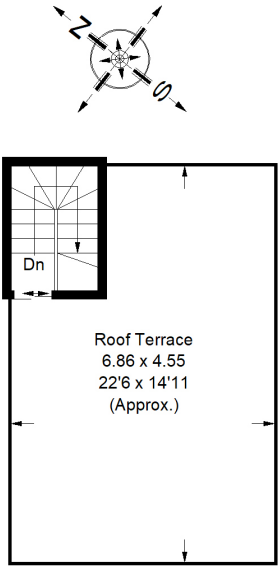
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Slaidburn Street, SW10

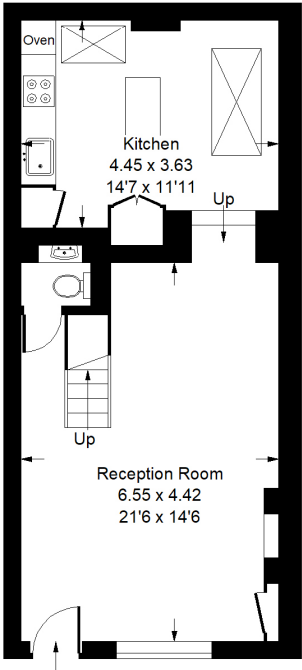
Approx. Gross Internal Area  
126 sq m / 1356 sq ft



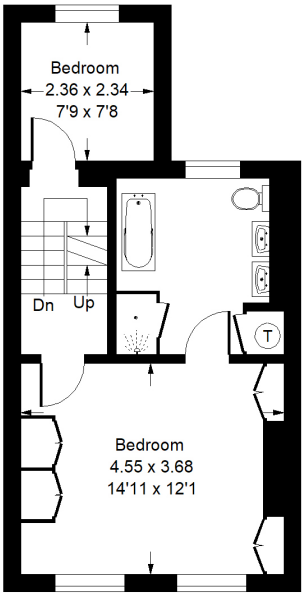
Second Floor



Third Floor



Ground Floor



First 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



Slaidburn Street, LONDON, SW10 0JP

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 21 August 2018  
**Date of certificate:** 21 August 2018

**Reference number:** 8858-6028-7770-8359-5922  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 120 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

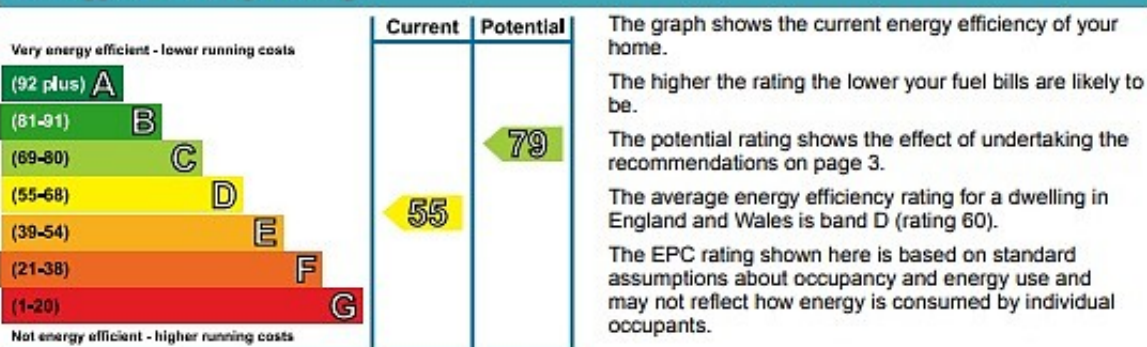
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,507</b>
<b>Over 3 years you could save</b>	<b>£ 1,323</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	
Heating	£ 2,874 over 3 years	£ 1,704 over 3 years	
Hot Water	£ 405 over 3 years	£ 252 over 3 years	
<b>Totals</b>	<b>£ 3,507</b>	<b>£ 2,184</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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 522
2 Internal or external wall insulation	£4,000 - £14,000	£ 660
3 Solar water heating	£4,000 - £6,000	£ 144

See page 3 for a full list of recommendations for this property.

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.