

Oxford Gardens, W10

£1,200 per week Fees May Apply

A spectacular apartment in this handsome Edwardian house on this popular street in the heart of the St Quintin Conservation area. The first floor comprises of a wide bright reception room, a kitchen breakfast room, a double bedroom with en suite shower room and a family bathroom. The loft has been fully converted to provide a large bedroom with plenty of storage. Oxford Gardens is close to the open spaces of Kensington Memorial park, forming part of the quiet residential St Quintin Estate. It's well located for the local shops and cafes on St. Helens Gardens which is just a stone's throw away. Latimer Road underground station can be reached by foot for the Circle, Hammersmith and City line, and the A40 is easily accessed for routes in and out of London. The fabulous amenities of Westfield, Notting Hill, Portobello Road and Golborne Road are also within easy reach. Available for SHORT LET.

2 Bedrooms | 1 Reception Room | 2 Bathrooms

Furnished

North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

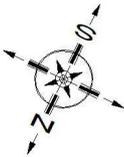
lettings.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

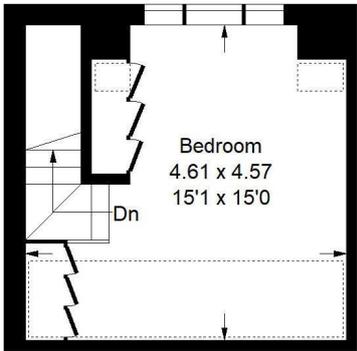
mountgrangeheritage.co.uk

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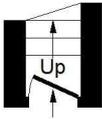
Approx. Gross Internal Area
88.4 sq m / 951 sq ft



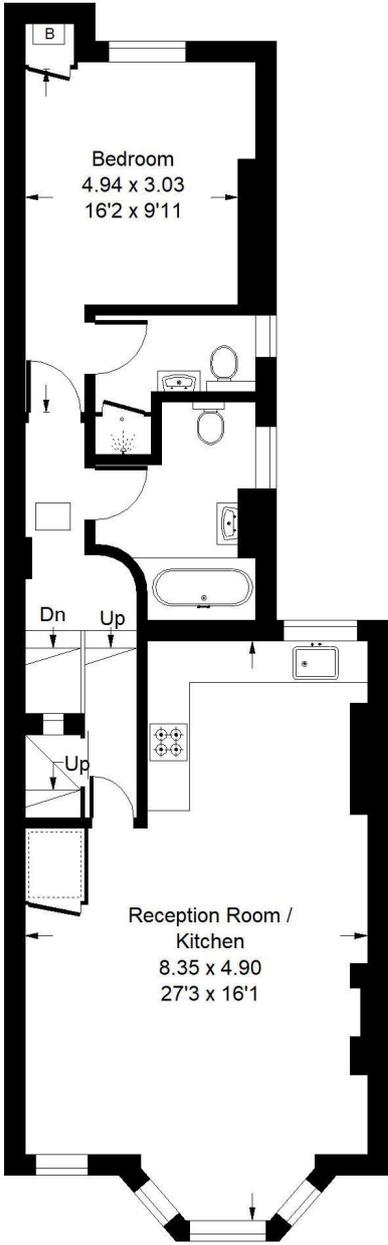
 = Reduced headroom below 1.5 m / 5'0



Second 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



Oxford Gardens, LONDON, W10

Dwelling type: Top-floor flat
 Date of assessment: 07 June 2013
 Date of certificate: 07 June 2013
 Reference number: 0738-4016-6226-4087-5960
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 86 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

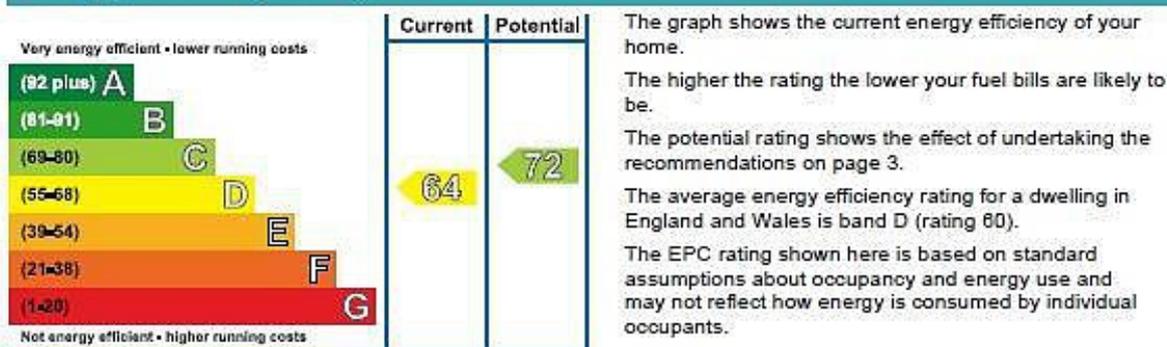
Estimated energy costs of dwelling for 3 years:	£ 2,355
Over 3 years you could save	£ 540

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 153 over 3 years	
Heating	£ 1,908 over 3 years	£ 1,518 over 3 years	
Hot Water	£ 144 over 3 years	£ 144 over 3 years	
Totals	£ 2,355	£ 1,815	

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	£ 321
2 Low energy lighting for all fixed outlets	£85	£ 132
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 87

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE

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