

MOUNTGRANGE
HERITAGE



Denbigh Terrace, W11

£5,000 per week Fees May Apply

A spectacular family house in the heart of Notting Hill, which has been styled and colour co-ordinated wonderfully. The property offers great entertaining and living space with an open plan living and dining room which leads onto a fabulous garden. The property is also perfectly located within moments of Portobello Road and Westbourne Grove. Available for a SHORT LET.

3 Bedrooms | 2 Reception Rooms | 2 Bathrooms
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU
020 7221 2277

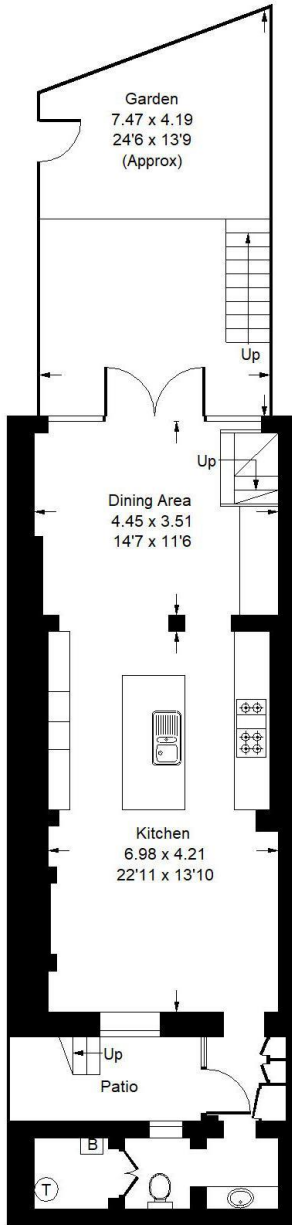
lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

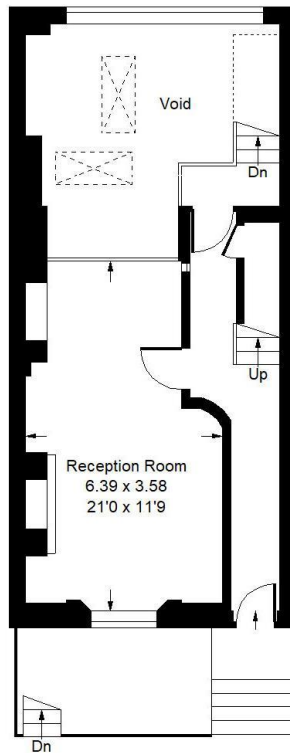
mountgrangeheritage.co.uk

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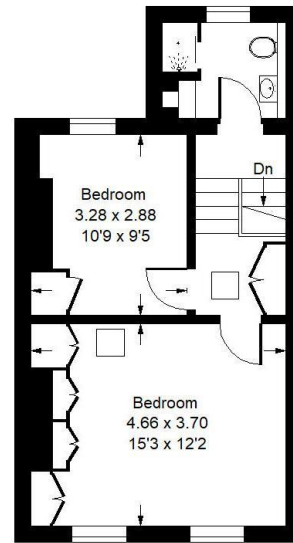
Approx. Gross Internal Area = 168 sq m / 1811 sq ft
(Excluding Void)



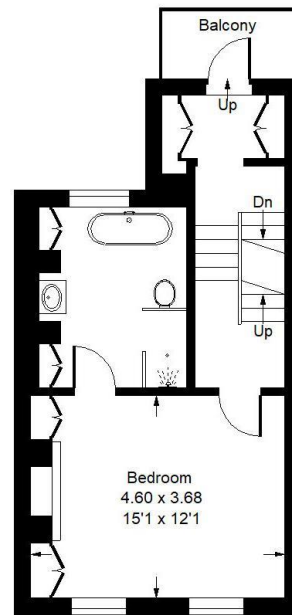
Lower Ground Floor



Ground Floor



Second 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.

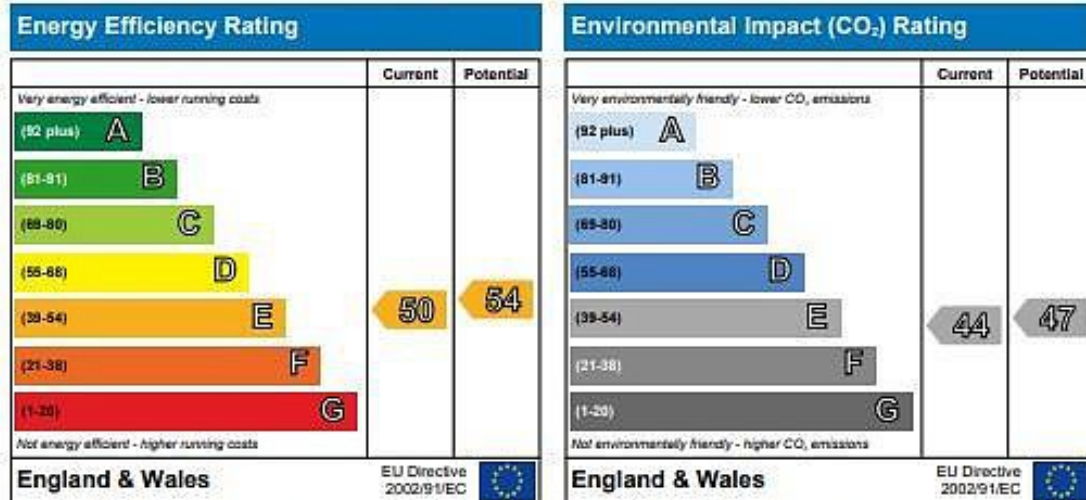
Energy Performance Certificate



Denbigh Terrace
LONDON
W11 2QJ

Dwelling type: Mid-terrace house
Date of assessment: 22 August 2011
Date of certificate: 23 August 2011
Reference number: 0853-2802-6782-9729-2481
Type of assessment: RdSAP, existing dwelling
Total floor area: 163 m²

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 (CO₂) emissions.



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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

| Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home | | |
|---|---------------------------------|---------------------------------|
| | Current | Potential |
| Energy use | 291 kWh/m ² per year | 270 kWh/m ² per year |
| Carbon dioxide emissions | 9.1 tonnes per year | 8.5 tonnes per year |
| Lighting | £139 per year | £70 per year |
| Heating | £1401 per year | £1378 per year |
| Hot water | £145 per year | £107 per year |

You could save up to £129 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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.

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.