

MOUNTGRANGE
HERITAGE



St Stephens Gardens, W2

£675 per week Fees May Apply

VIDEO TOUR AVAILABLE. This lovely two bedroom apartment is set over the raised ground floor of this luxury development. The apartment benefits from a large reception room and the master bedroom has an en-suite bathroom. The property is located perfectly, being a short walk to both Westbourne Park and Notting Hill Gate tube stations.

2 Bedrooms | 1 Reception Room | 2 Bathrooms
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

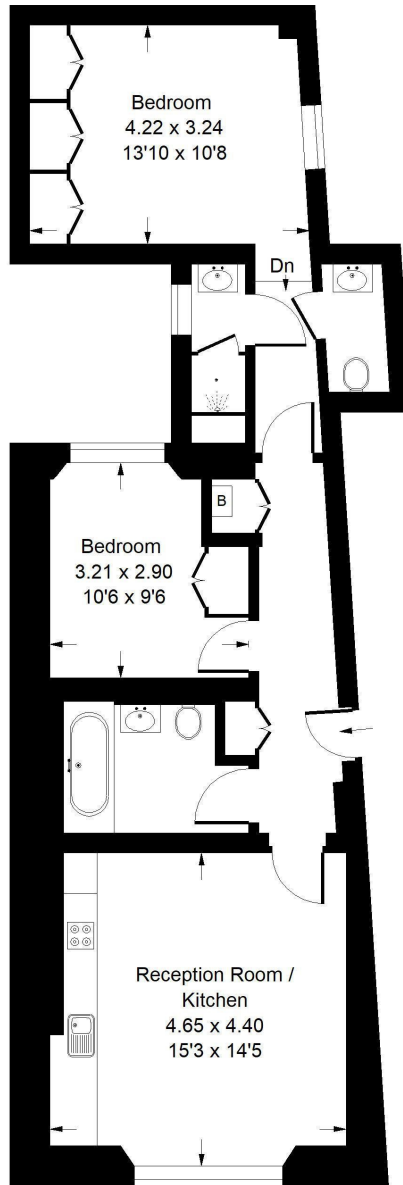
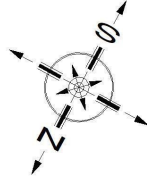
lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

St. Stephens Gardens, W2

Approx. Gross Internal Area
65.7 sq m / 707 sq ft



Raised Ground 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



Flat 53 St. Stephens Gardens, LONDON, W2 5NA

Dwelling type: Mid-floor flat **Reference number:** 8193-7222-5280-8094-5922
Date of assessment: 24 February 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 05 March 2017 **Total floor area:** 67 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

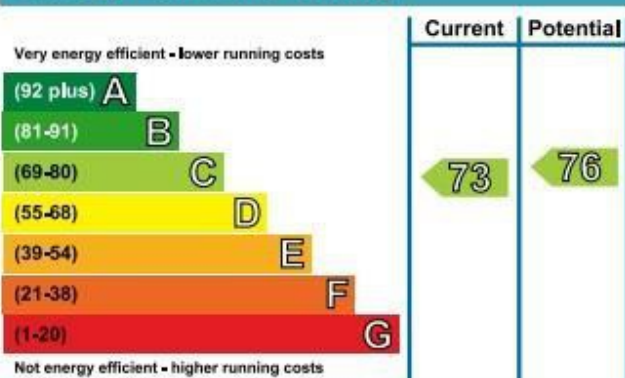
Estimated energy costs of dwelling for 3 years:	£ 1,533
Over 3 years you could save	£ 198

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	
Heating	£ 1,122 over 3 years	£ 924 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	£ 1,533	£ 1,335	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£ 198

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.

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