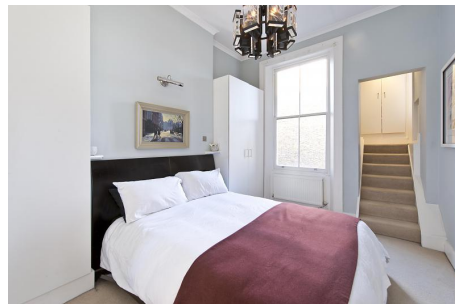


MOUNTGRANGE
HERITAGE



Oxford Gardens, W10

£450 per week Fees May Apply

An elegant first floor flat in this end of terrace corner period building. The flat comprises of a bright dual aspect reception room with high ceilings, open plan kitchen, double bedroom and bathroom. The property is located at the junction of Oxford Gardens and St Lawrence Terrace with Portobello Road and Golborne Road within easy reach. The closest underground station is Ladbroke Grove, which serve the Circle and Hammersmith and City lines.

1 Bedroom | 1 Reception Room | 1 Bathroom
Unfurnished

North Kensington Office

59 St Helen's Gardens, London W10 6LN
020 8960 0181

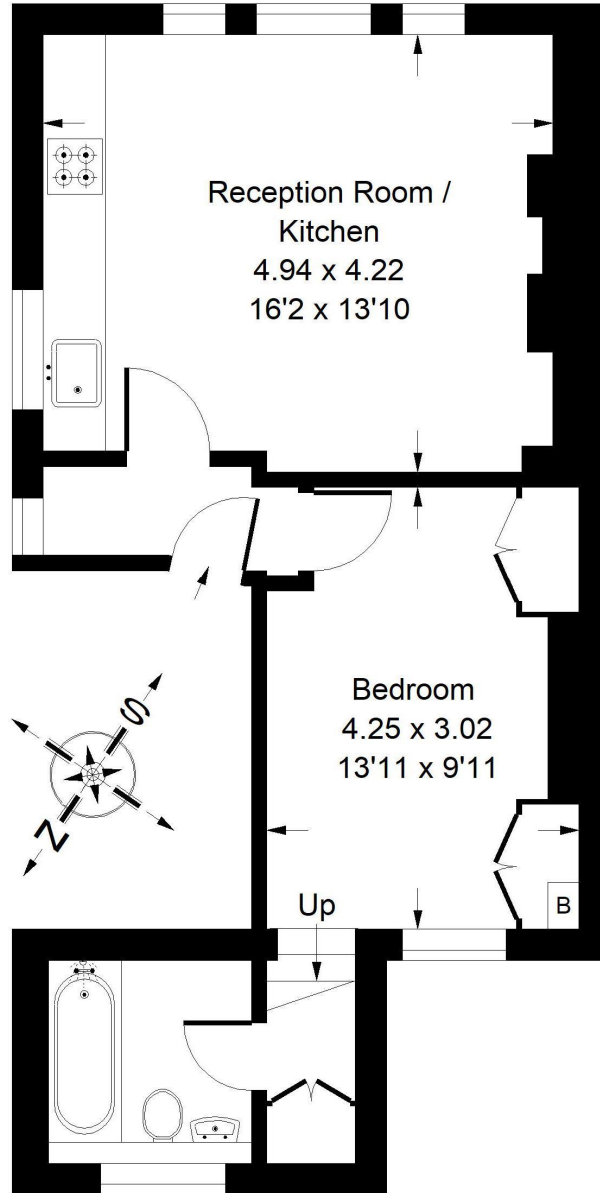
lettings.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

mountgrangeheritage.co.uk

Oxford Gardens, W10

Approx. Gross Internal Area
42.2 sq m / 454 sq ft



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



First Floor Flat Oxford Gardens, LONDON, W10 5UH

Dwelling type: Mid-floor flat
Reference number: 8891-7822-6280-5281-9996
Date of assessment: 19 February 2019
Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 February 2019
Total floor area: 42 m²

Use this document to:

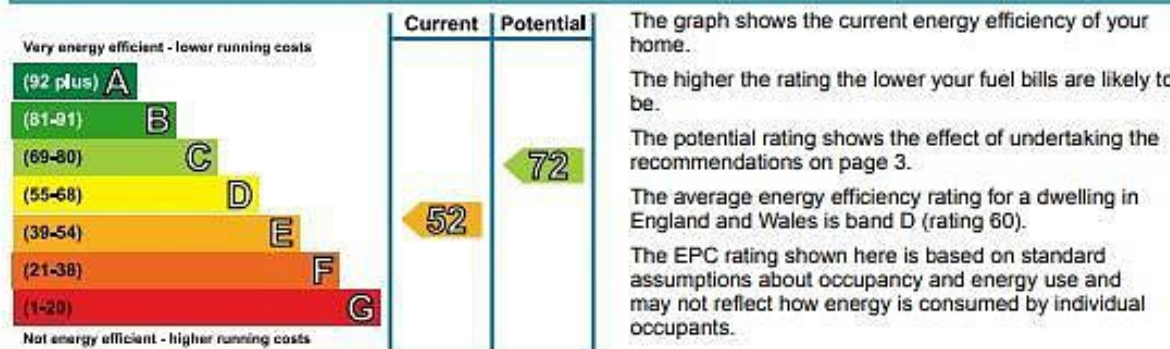
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,085
Over 3 years you could save	£ 924

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 102 over 3 years	
Heating	£ 1,689 over 3 years	£ 861 over 3 years	
Hot Water	£ 195 over 3 years	£ 198 over 3 years	
Totals	£ 2,085	£ 1,161	

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	£ 93
2 Internal or external wall insulation	£4,000 - £14,000	£ 492
3 Draught proofing	£80 - £120	£ 18

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

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

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.