



MOUNTGRANGE
HERITAGE



Kensington Gardens Square, W2

£790 per week Fees May Apply

A superbly refurbished one bedroom one bathroom apartment (474 sq ft) located on the third floor within a stunning Grade II listed building with access to beautiful communal gardens.

1 Bedroom | 1 Reception Room | 1 Bathroom
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

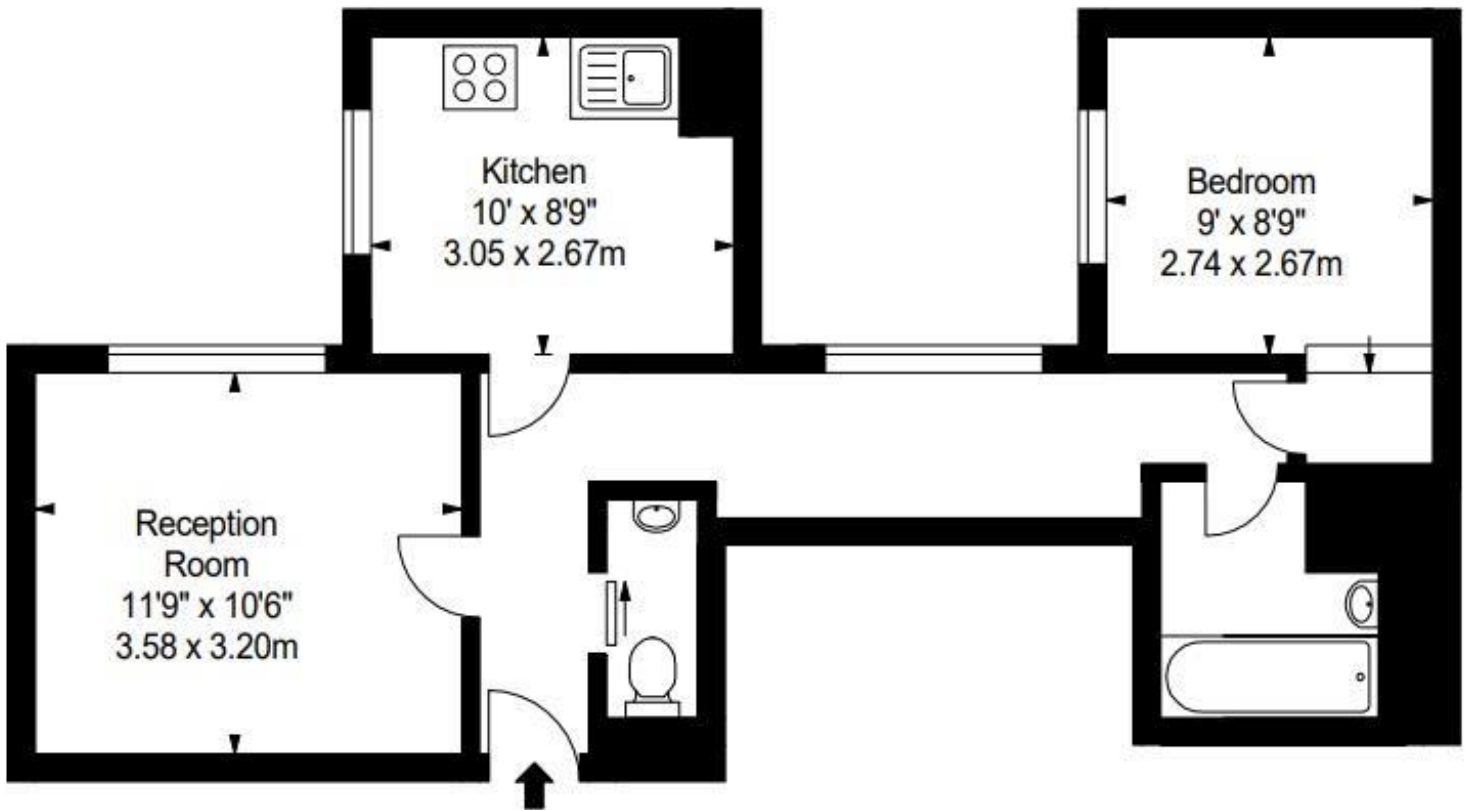
lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

Kensington Garden Square, W2

Approx. Gross Internal Area *
466 Ft² - 43.29 M²



Third Floor



Energy Performance Certificate



Flat Garden House, 86-92, Kensington Gardens Square, LONDON, W2 4BB

Dwelling type: Mid-floor flat
Date of assessment: 20 October 2015
Date of certificate: 20 October 2015
Reference number: 8990-5705-9529-7026-6053
Type of assessment: RdSAP, existing dwelling
Total floor area: 44 m²

Use this document to:

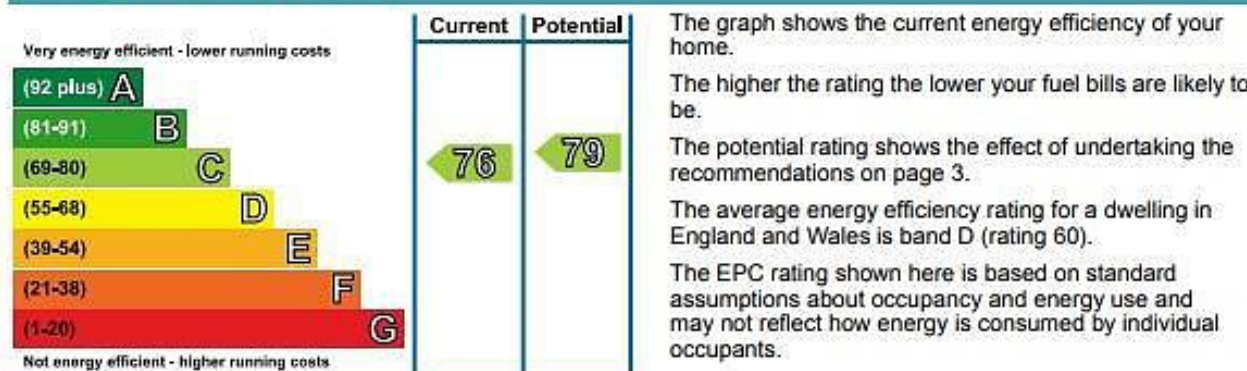
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 1,116 |
| Over 3 years you could save | £ 129 |

| Estimated energy costs of this home | | | |
|-------------------------------------|--------------------|--------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 93 over 3 years | £ 93 over 3 years | |
| Heating | £ 489 over 3 years | £ 360 over 3 years | |
| Hot Water | £ 534 over 3 years | £ 534 over 3 years | |
| Totals | £ 1,116 | £ 987 | |

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: Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £ 129 |

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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