



MOUNTGRANGE
HERITAGE



St Luke's Road, W11

£1,000 per week Fees May Apply

Available for a Short let. Superb flat in a charming period building on a pretty, quiet street in the heart of Notting Hill. The flat boasts great natural light with beautiful high ceilings. It is also conveniently located close to Westbourne Park station whilst being moments away from all of the shops on Westbourne Grove and Portobello Road.

2 Bedrooms | 1 Reception Room | 1 Bathroom
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

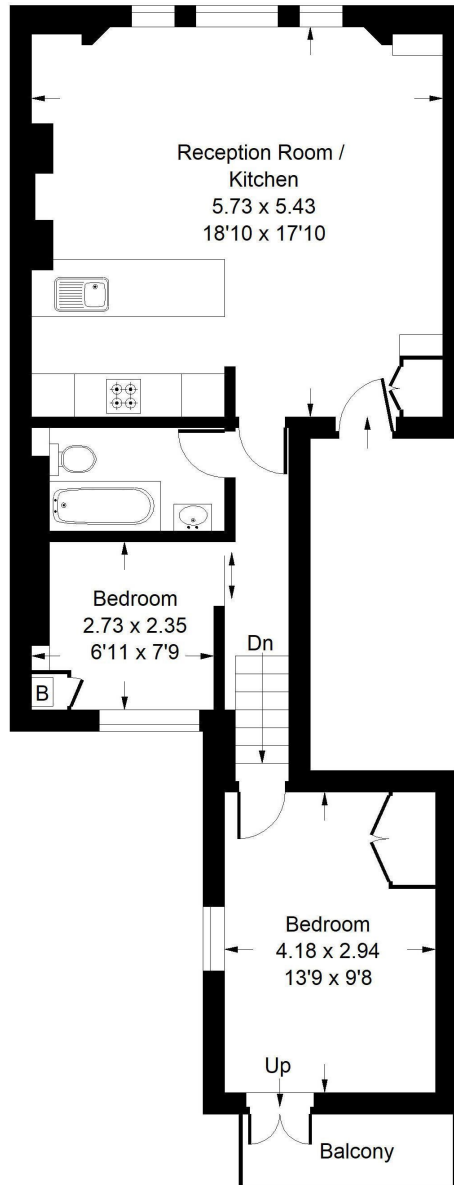
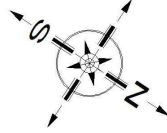
lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

St. Lukes Road, W11

Approx. Gross Internal Area
59.3 sq m / 638 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



Flat 39 St. Lukes Road, LONDON, W11 1DD

Dwelling type: Mid-floor flat
Date of assessment: 11 February 2019
Date of certificate: 11 February 2019

Reference number: 8805-7994-1629-4496-0213
Type of assessment: RdSAP, existing dwelling
Total floor area: 57 m²

Use this document to:

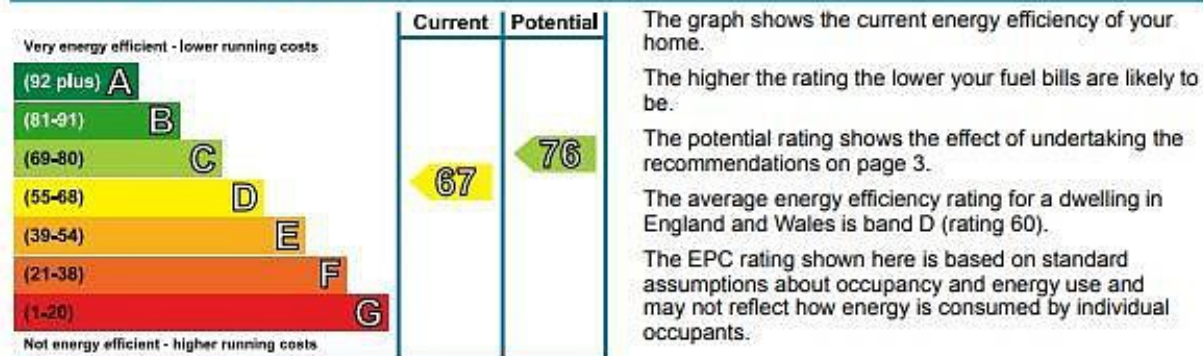
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,701
Over 3 years you could save	£ 498

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 135 over 3 years	
Heating	£ 1,161 over 3 years	£ 795 over 3 years	
Hot Water	£ 273 over 3 years	£ 273 over 3 years	
Totals	£ 1,701	£ 1,203	

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	£ 252
2 Low energy lighting for all fixed outlets	£35	£ 120
3 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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