



**MOUNTGRANGE**  
HERITAGE



## **Arundel Gardens, W11**

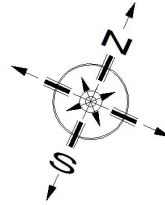
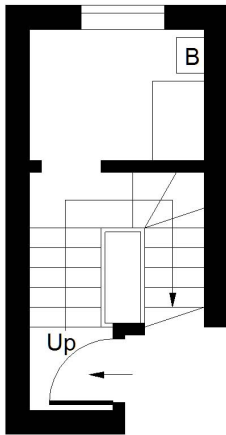
**£2,450,000 Share of Freehold**

A beautifully presented upper maisonette located in the heart of Notting Hill with access to private communal gardens. The apartment provides an excellent balance of accommodation which includes three bedrooms, two bathrooms (one en-suite) and a separate utility room. The top floor is devoted entirely to living space with cleverly zoned dining/kitchen/reception spaces and access to a full-width balcony overlooking the fabulous communal gardens. Arundel Gardens is an elegant street, conveniently located for the restaurants and shops around Portobello Road, Westbourne Grove and Kensington Park Road.

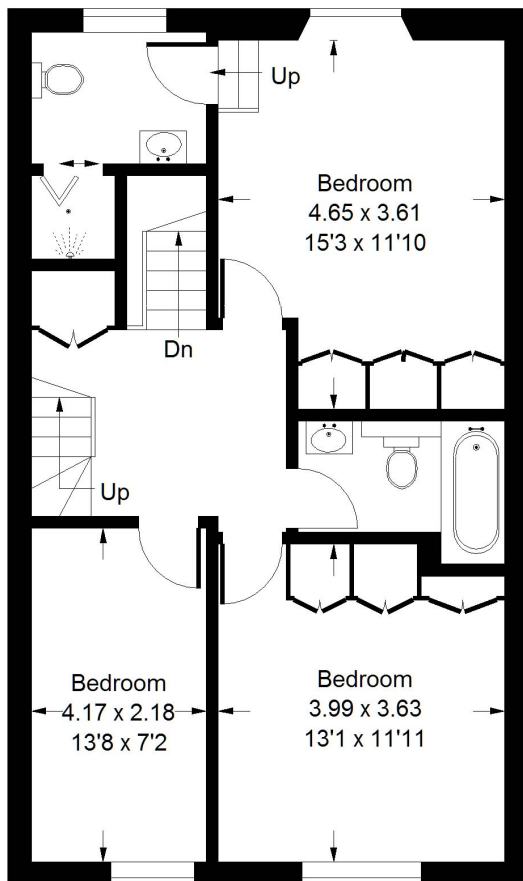
**3 Bedrooms | 1 Reception Room | 2 Bathrooms**

# Arundel Gardens, W11

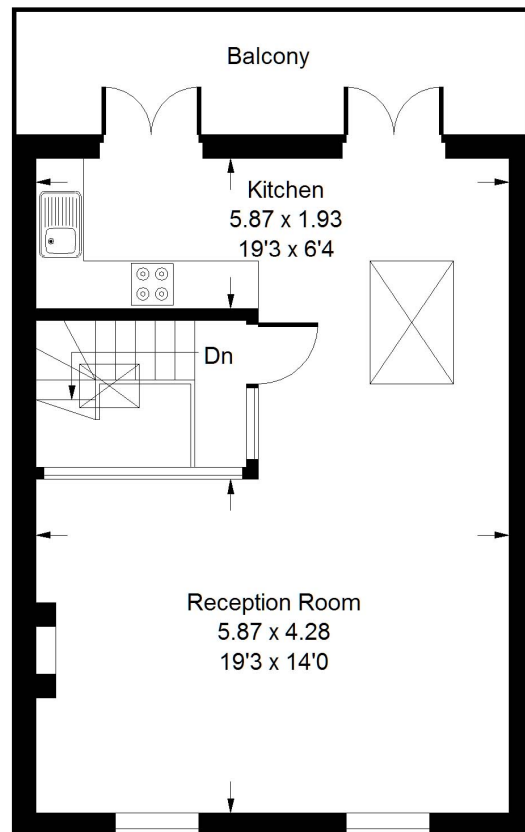
Approx. Gross Internal Area  
121 sq m / 1303 sq ft



**Second Floor**



**Third Floor**



**Fourth 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



Top Floor Flat, Arundel Gardens, LONDON, W11 2LA

Dwelling type: Top-floor maisonette  
Date of assessment: 25 October 2017  
Date of certificate: 25 October 2017

Reference number: 2658-8908-7280-5743-6954  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 116 m<sup>2</sup>

## 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:

£ 3,912

## Over 3 years you could save

£ 1,770

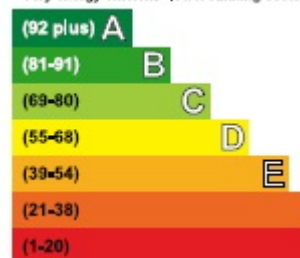
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 228 over 3 years	
Heating	£ 3,345 over 3 years	£ 1,629 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	
<b>Totals</b>	<b>£ 3,912</b>	<b>£ 2,142</b>	

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

Very energy efficient • lower running costs



Not energy efficient • higher running costs

Current	Potential
52	74

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	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,179	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 240	✓
3 Draught proofing	£80 - £120	£ 36	✓

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

## IMPORTANT NOTICE

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