



## Ladbroke Road, W11

**£220 per week** Fees May Apply

Delightful flat with a beautiful south-facing garden literally moments from all the tube station, shops and restaurants on Notting Hill Gate itself. Holland Park and Kensington Gardens are less than a ten minute walk. A real hidden gem this is the perfect pied-a-terre.

**2 Bedrooms | 1 Reception Room | 1 Bathroom**

# Energy Performance Certificate



Garden Flat, Ladbroke Road, LONDON, W11 3PA

Dwelling type: Ground-floor flat  
 Date of assessment: 05 August 2019  
 Date of certificate: 05 August 2019

Reference number: 0363-2855-7585-9801-5321  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 60 m<sup>2</sup>

## Use this document to:

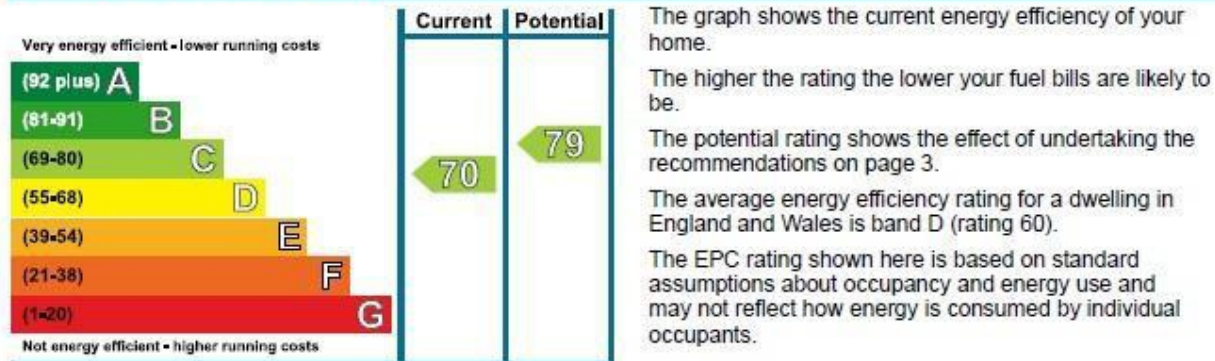
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,518</b>
<b>Over 3 years you could save</b>	<b>£ 447</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 171 over 3 years	
Heating	£ 1,095 over 3 years	£ 639 over 3 years	
Hot Water	£ 255 over 3 years	£ 261 over 3 years	
<b>Totals</b>	<b>£ 1,518</b>	<b>£ 1,071</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



## 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
2 Floor insulation (suspended floor)	£800 - £1,200	£ 123
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 126

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://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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