



## Cambridge Gardens, W10

£900,000 Leasehold

A great lateral apartment located in a dynamic and vibrant area. The flat forms part of a handsome period building and provides excellent living space with large reception room which is semi-open to a separate fitted kitchen, further utility room, two bedrooms, two bathrooms, very wide hallway which could be used to create a home office area and a large south-facing decked garden. Furthermore the flat benefits from it's own private entrance at the side of the building. Cambridge Gardens popular street in the North Kensington area within very easy reach of Portobello Road, Golborne Road, Notting Hill and Ladbroke Grove

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

### Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

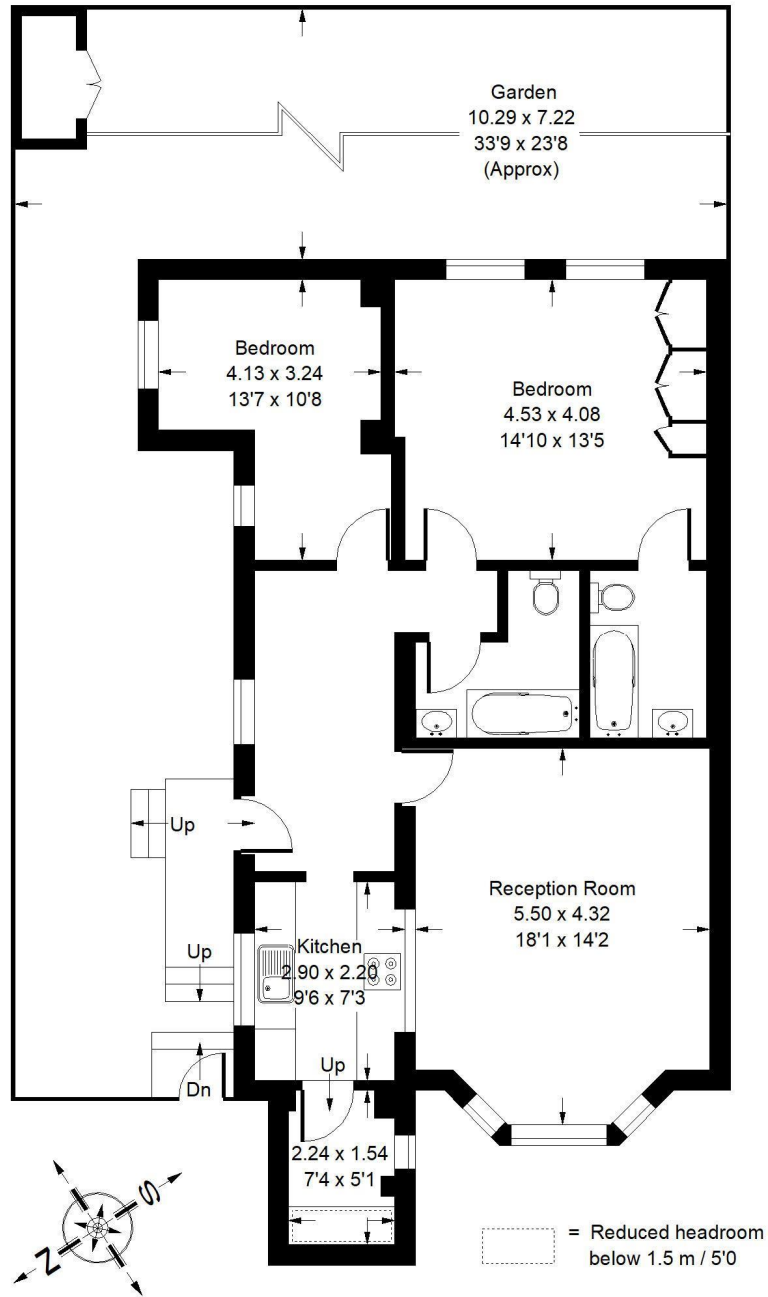
[sales@mountgrangeheritage.co.uk](mailto:sales@mountgrangeheritage.co.uk)

Other offices Kensington - North Kensington

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Cambridge Gardens, W10

Approx. Gross Internal Area  
85.6 sq m / 921 sq ft



## Lower Ground 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



Cambridge Gardens, LONDON, W10

Dwelling type: Basement flat  
 Date of assessment: 01 June 2020  
 Date of certificate: 01 June 2020  
 Reference number: 8209-2297-5522-6506-4603  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 89 m<sup>2</sup>

## Use this document to:

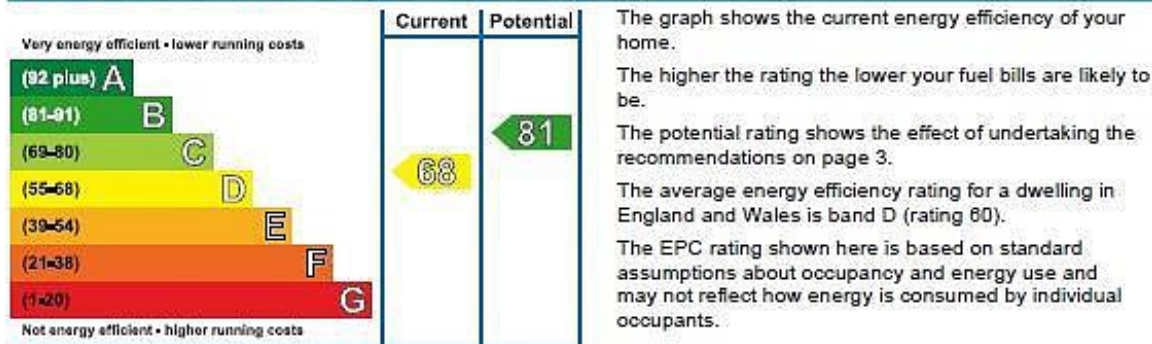
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,148</b>
<b>Over 3 years you could save</b>	<b>£ 864</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 219 over 3 years	
Heating	£ 1,880 over 3 years	£ 810 over 3 years	
Hot Water	£ 252 over 3 years	£ 255 over 3 years	
<b>Totals</b>	<b>£ 2,148</b>	<b>£ 1,284</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	£ 489
2 Floor insulation (suspended floor)	£800 - £1,200	£ 219
3 Heating controls (time and temperature zone control)	£350 - £450	£ 72

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](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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