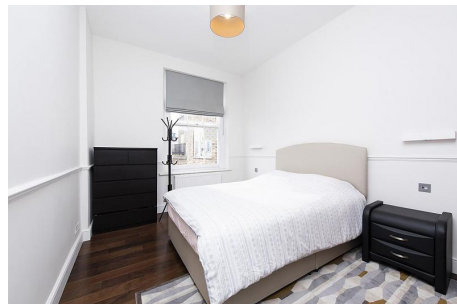


**MOUNTGRANGE**  
HERITAGE



## Westbourne Terrace, W2

**£495 per week** Fees May Apply

A well presented 861 sqft 4th floor 2 bedroom apartment located in a beautiful stucco fronted building on the tree lined Westbourne Terrace.

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

### Notting Hill Office

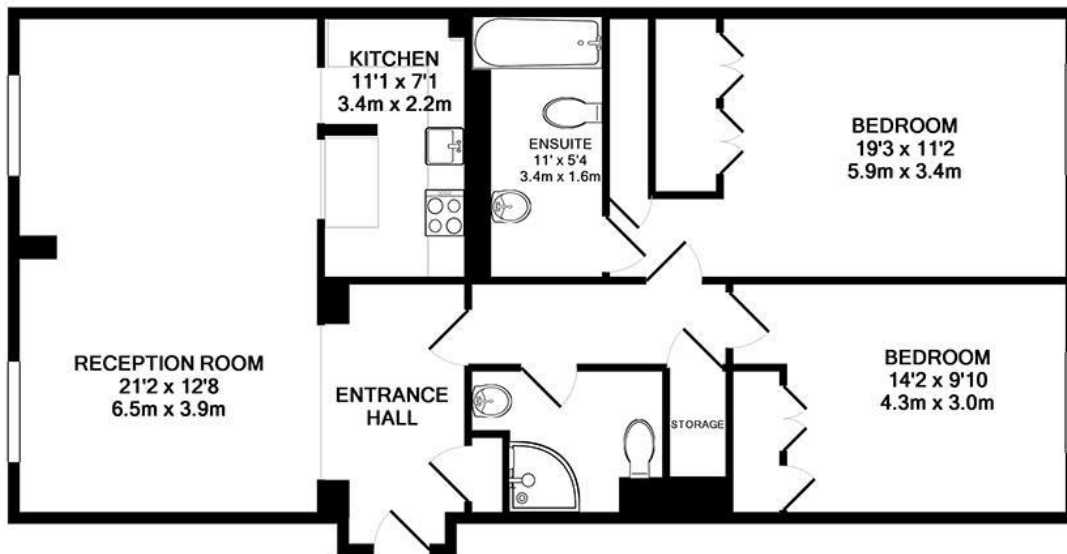
27 Kensington Park Road, London W11 2EU

020 7221 2277

[lettings.nhg@mountgrangeheritage.co.uk](mailto:lettings.nhg@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

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



WESTBOURNE TERRACE W2  
TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

# Energy Performance Certificate



Flat Bishopsbourne, 134-136, Westbourne Terrace, LONDON, W2 6QB

Dwelling type: Mid-floor flat  
 Date of assessment: 10 December 2018  
 Date of certificate: 11 December 2018  
 Reference number: 9108-8987-7262-6318-8974  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 85 m<sup>2</sup>

## Use this document to:

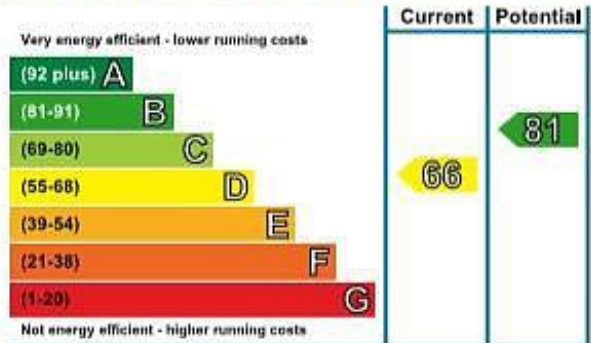
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,547</b>
<b>Over 3 years you could save</b>	<b>£ 1,095</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 240 over 3 years	
Heating	£ 1,416 over 3 years	£ 420 over 3 years	
Hot Water	£ 897 over 3 years	£ 792 over 3 years	
<b>Totals</b>	<b>£ 2,547</b>	<b>£ 1,452</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



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
1 Internal or external wall insulation	£4,000 - £14,000	£ 546
2 Draught proofing	£80 - £120	£ 75
3 Heat recovery system for mixer showers	£585 - £725	£ 102

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

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.