



**MOUNTGRANGE**  
HERITAGE



## St Quintin Avenue, W10

£855,000 Leasehold

A bright maisonette on this tree lined avenue in North Kensington. Arranged on the top two floors of this grand Edwardian house, the flat provides a large reception room, with a kitchen dining area, two double bedrooms and a bathroom. The flat is located within easy walking distance of Latimer Road or Ladbroke Grove underground station for the Hammersmith, City and Circle Line as well as the shops and restaurants on Portobello Road and Golborne Road.

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

### North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

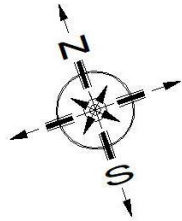
[sales.nkn@mountgrangeheritage.co.uk](mailto:sales.nkn@mountgrangeheritage.co.uk)


Other offices Kensington - Notting Hill

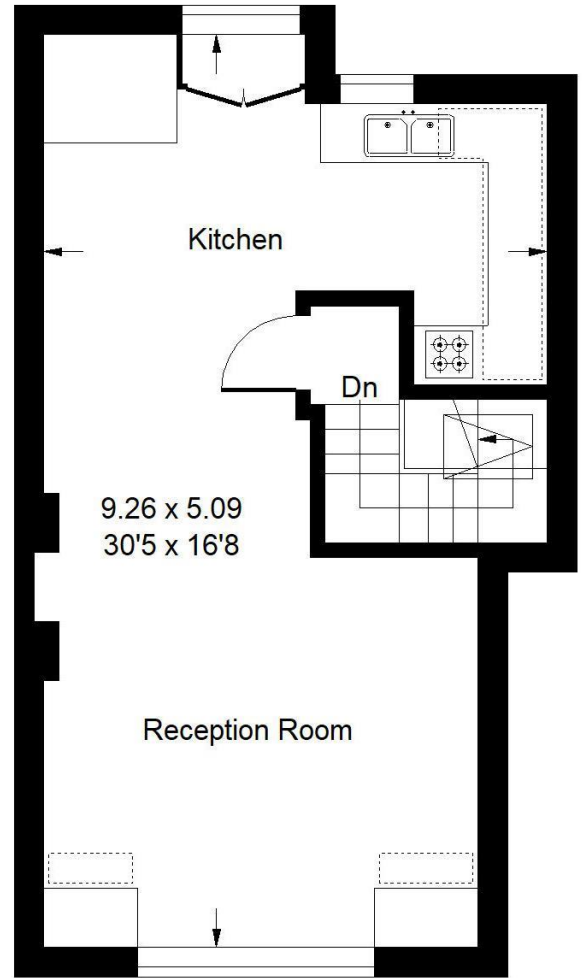
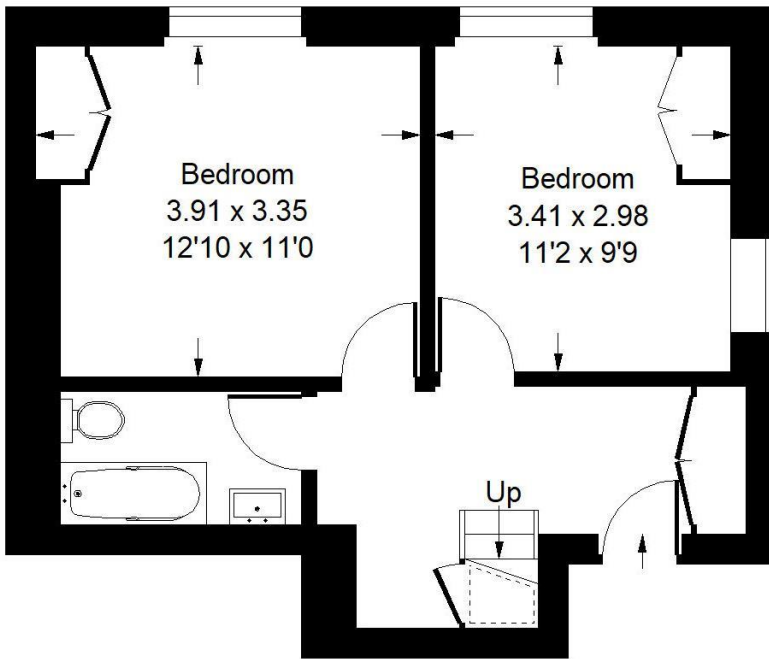
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# St. Quintin Avenue, W10

Approx. Gross Internal Area  
78.8 sq m / 848 sq ft



 = Reduced headroom  
below 1.5 m / 5'0



**Second Floor**

**Third 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



10 St. Quintin Avenue, LONDON, W10

**Dwelling type:** Top-floor flat  
**Date of assessment:** 21 July 2014  
**Date of certificate:** 23 July 2014

**Reference number:** 8009-1992-3529-5327-6343  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 87 m<sup>2</sup>

## Use this document to:

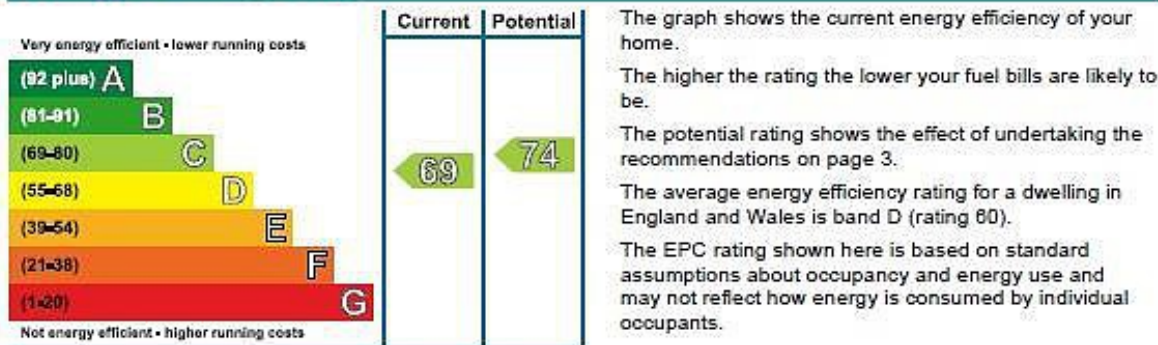
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,244</b>
<b>Over 3 years you could save</b>	<b>£ 372</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 171 over 3 years	
Heating	£ 1,587 over 3 years	£ 1,371 over 3 years	
Hot Water	£ 327 over 3 years	£ 330 over 3 years	
<b>Totals</b>	<b>£ 2,244</b>	<b>£ 1,872</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 Draught proofing	£80 - £120	£ 45
2 Low energy lighting for all fixed outlets	£40	£ 141
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 189

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.