

## Glenroy Street W12

£1,295,000 Freehold

An elegant five bedroom Victorian house in North Kensington. The house has been lovingly refurbished to create the perfect family home. Arranged on just three floors the house offers a double reception room which leads on to a bright kitchen/dining room that opens on to a southerly facing garden. There is also a downstairs cloakroom/WC. The first floor has three double bedrooms with a family bathroom; the top floor has been fully extended to create a large bedroom suite and a further bedroom. Glenroy Street is close to the underground stations at White City for the Central line and Wood Lane for the Hammersmith, City and Circle lines. The fabulous amenities of Soho House, Notting Hill, Golborne Road, Portobello Road and the Westfield Shopping Centre are also within easy reach.

**5 Bedrooms | 2 Reception Rooms | 2 Bathrooms**

### North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

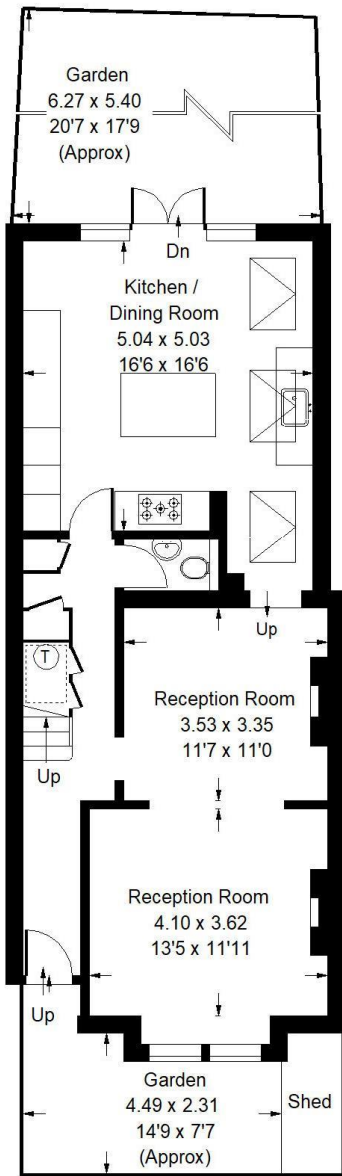
[sales.nkn@mountgrangeheritage.co.uk](mailto:sales.nkn@mountgrangeheritage.co.uk)

**Other offices** Kensington - Notting Hill

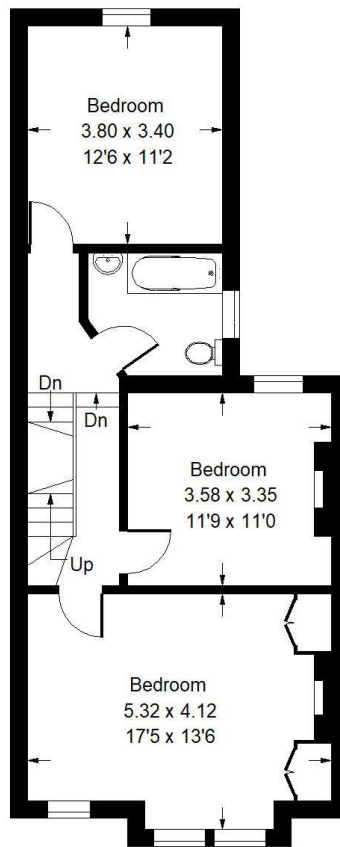
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Glenroy Street, W12

Approx. Gross Internal Area = 169 sq m / 1819 sq ft  
 Eaves Storage = 5 sq m / 54 sq ft  
 Total = 174 sq m / 1873 sq ft

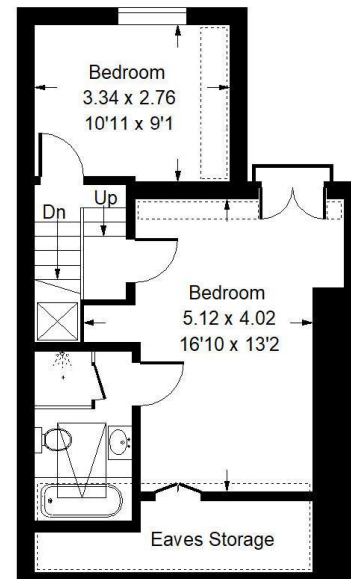


**Ground Floor**



**First Floor**

= Reduced headroom  
below 1.5 m / 5'0



**Second 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



Glenroy Street, LONDON, W12

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 12 February 2016  
**Date of certificate:** 15 February 2016

**Reference number:** 8666-6322-4980-9802-3992  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 165 m<sup>2</sup>

## Use this document to:

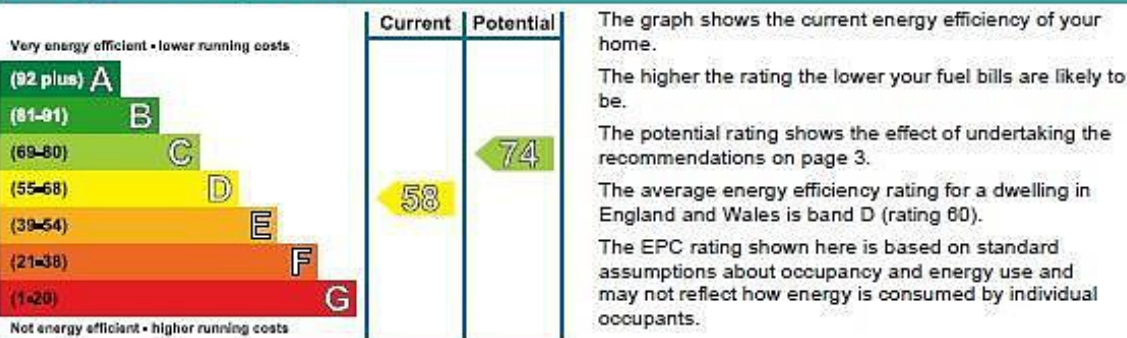
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,575</b>
<b>Over 3 years you could save</b>	<b>£ 1,194</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 507 over 3 years	£ 252 over 3 years	
Heating	£ 3,618 over 3 years	£ 2,856 over 3 years	
Hot Water	£ 450 over 3 years	£ 273 over 3 years	
<b>Totals</b>	<b>£ 4,575</b>	<b>£ 3,381</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	£ 711
2 Floor insulation (suspended floor)	£800 - £1,200	£ 114
3 Low energy lighting for all fixed outlets	£75	£ 210

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.