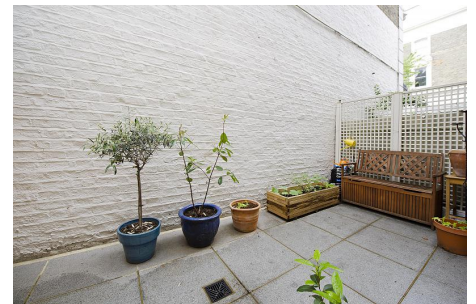


**MOUNTGRANGE**  
HERITAGE



## **Chesterton Road, W10**

### **£650,000 Leasehold**

A delightful garden flat in this Victorian conversion close to the vibrant Golborne Road. This larger than average one bedroom flat has a large reception room with wood floors, a well equipped kitchen leading to the patio garden and a bright double bedroom. Chesterton Road is located close to Ladbroke Grove, Golborne Road, Portobello Road and all the other fabulous amenities of Notting Hill. Ladbroke Grove tube station (Circle and Hammersmith and City) is within walking distance.

**1 Bedroom | 1 Reception Room | 1 Bathroom**

#### **North Kensington Office**

59 St Helen's Gardens, London W10 6LN

020 8960 0181

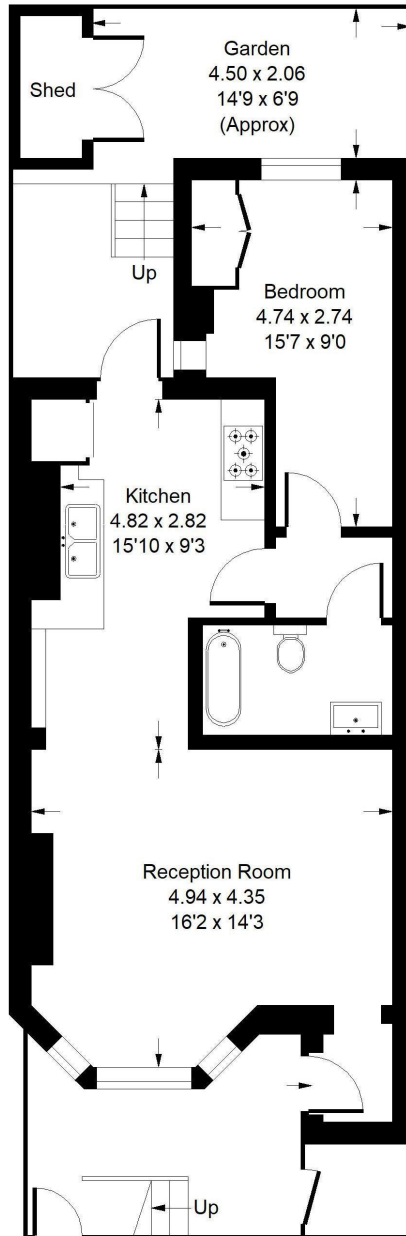
[sales.nkn@mountgrangeheritage.co.uk](mailto:sales.nkn@mountgrangeheritage.co.uk)

**Other offices** Kensington - Notting Hill

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

# Chesterton Road, W10

Approx. Gross Internal Area  
53 sq m / 570 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



Chesterton Road, LONDON, W10

Dwelling type: Basement flat  
 Date of assessment: 20 January 2016  
 Date of certificate: 20 January 2016

Reference number: 8126-7929-4800-5190-1926  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 54 m<sup>2</sup>

## Use this document to:

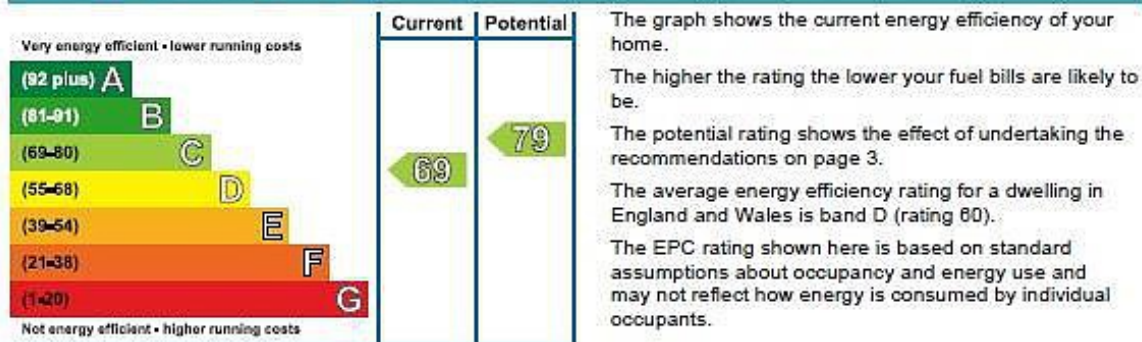
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,611</b>
<b>Over 3 years you could save</b>	<b>£ 555</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 117 over 3 years	
Heating	£ 1,095 over 3 years	£ 648 over 3 years	
Hot Water	£ 288 over 3 years	£ 291 over 3 years	
<b>Totals</b>	<b>£ 1,611</b>	<b>£ 1,056</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	£ 240
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 78
3 Low energy lighting for all fixed outlets	£35	£ 99

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.