



Hewer Street, W10 £1,175,000 Freehold

A beautifully refurbished home in this quiet road in North Kensington. The house has been lovingly restored to provide a double reception room, with wood flooring, leading to a bright kitchen dining room with patio doors accessing the sun trapped garden. There are three double bedrooms and a family bathroom on the first floor and a large attic room that could be developed to a further bedroom subject to the necessary consents. Hewer Street is a peaceful street which runs off Exmoor Street, parallel to Barlby Road and is within walking distance to Golborne Road and Portobello Road and close to Ladbrooke Grove Underground station for the Hammersmith, Circle & City line.

3 Bedrooms | 2 Reception Rooms | 1 Bathroom

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Other offices Kensington - Notting Hill

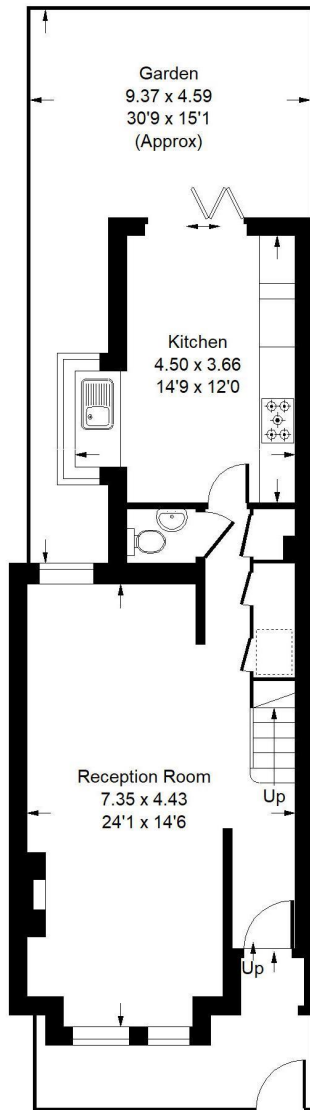
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Hewer Street, W10

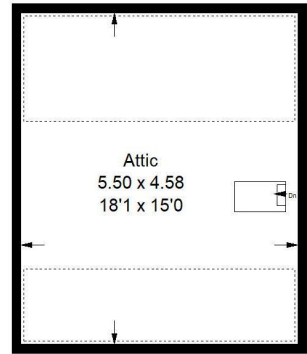
Approx. Gross Internal Area = 96.4 sq m / 1038 sq ft
 Attic = 25.3 sq m / 272 sq ft
 Total = 121.7 sq m / 1310 sq ft



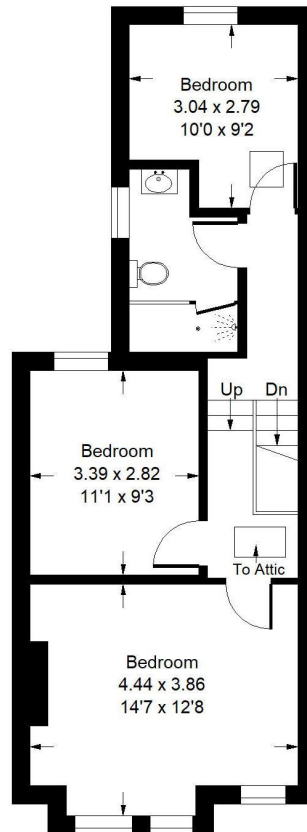
= Reduced headroom below 1.5 m / 5'0"



Ground Floor



Attic



First 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



Hewer Street, LONDON, W10

Dwelling type: Mid-terrace house
 Date of assessment: 22 June 2020
 Date of certificate: 22 June 2020

Reference number: 8430-7526-7680-6022-9222
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 99 m²

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

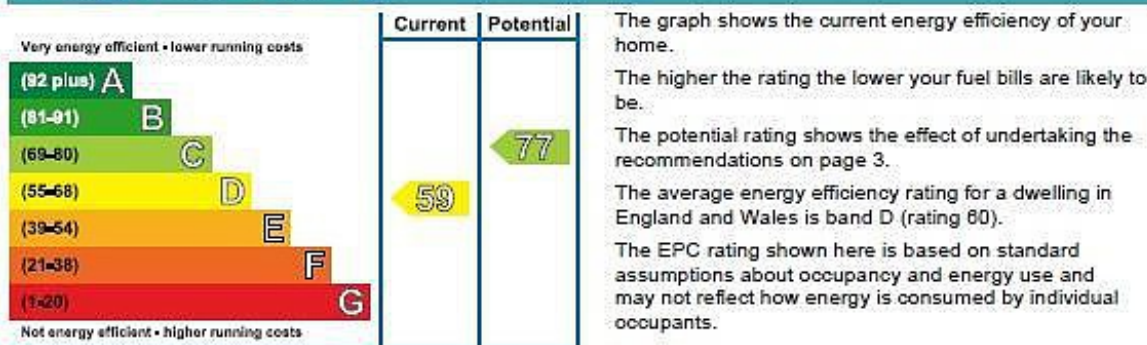
Estimated energy costs of dwelling for 3 years:	£ 3,030
Over 3 years you could save	£ 720

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 222 over 3 years	
Heating	£ 2,259 over 3 years	£ 1,824 over 3 years	
Hot Water	£ 468 over 3 years	£ 264 over 3 years	
Totals	£ 3,030	£ 2,310	

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	£ 465
2 Increase hot water cylinder insulation	£15 - £30	£ 39
3 Low energy lighting for all fixed outlets	£25	£ 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 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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