



MOUNTGRANGE
HERITAGE



St. Quintin Avenue, W10

£570 per week Fees May Apply

A naturally light and spacious one bedroom apartment done to a high standard throughout. This beautiful and spacious property offers a bright double bedroom with ample built-in storage, one-bathroom, open plan kitchen with a breakfast bar and reception room.

1 Bedroom | 1 Reception Room | 1 Bathroom
Furnished

North Kensington Office

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020 8960 0181

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Other offices Kensington - Notting Hill

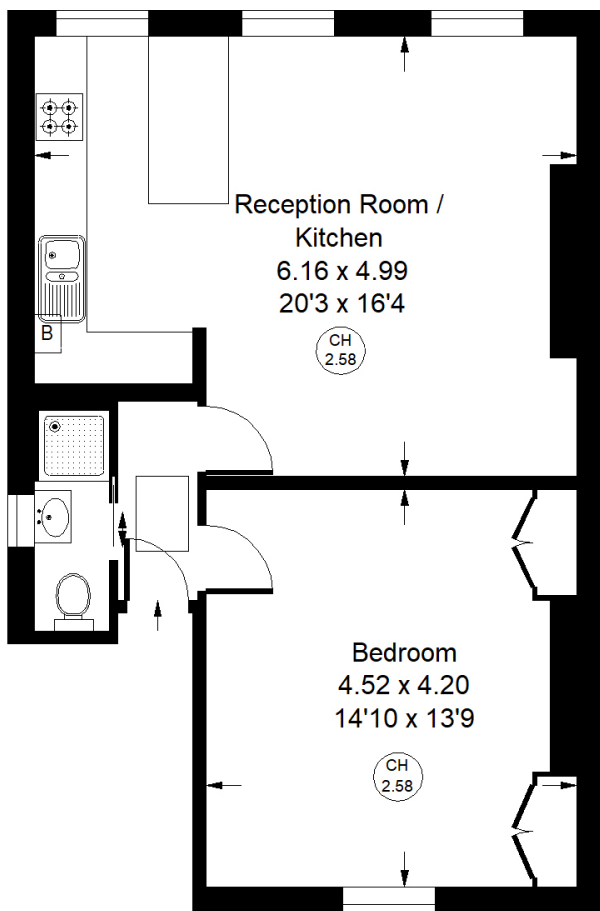
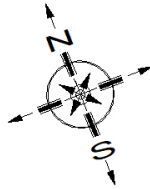
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St. Quintin Avenue, W10

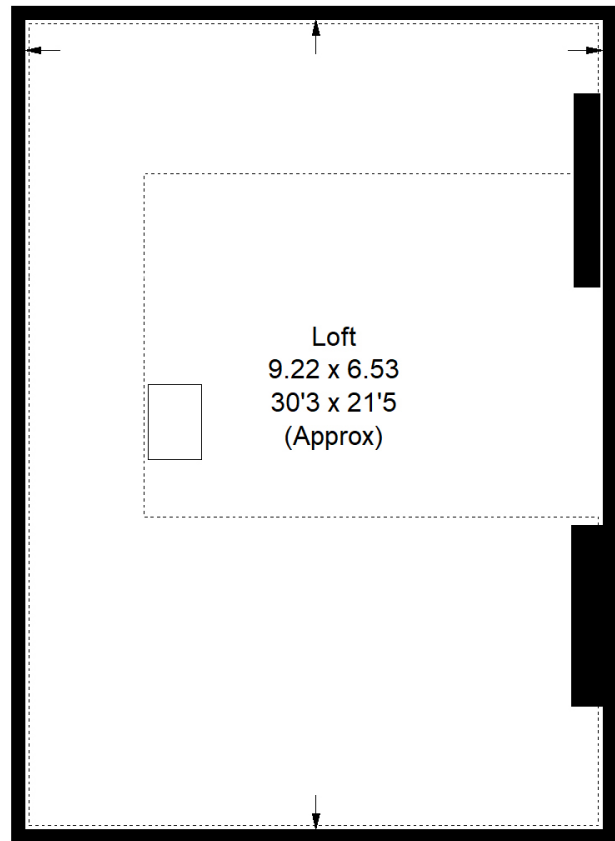
Approx. Gross Internal Area = 53.3 sq m / 574 sq ft

Loft = 60.3 sq m / 649 sq ft


Total = 113.6 sq m / 1223 sq ft



Second Floor



Loft

 = Reduced headroom
below 1.5 m / 5'0

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



Flat 77 St. Quintin Avenue, LONDON, W10 6PB

Dwelling type:	Top-floor flat	Reference number:	9519-2873-7924-9797-9465
Date of assessment:	17 December 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	17 December 2013	Total floor area:	53 m ²

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

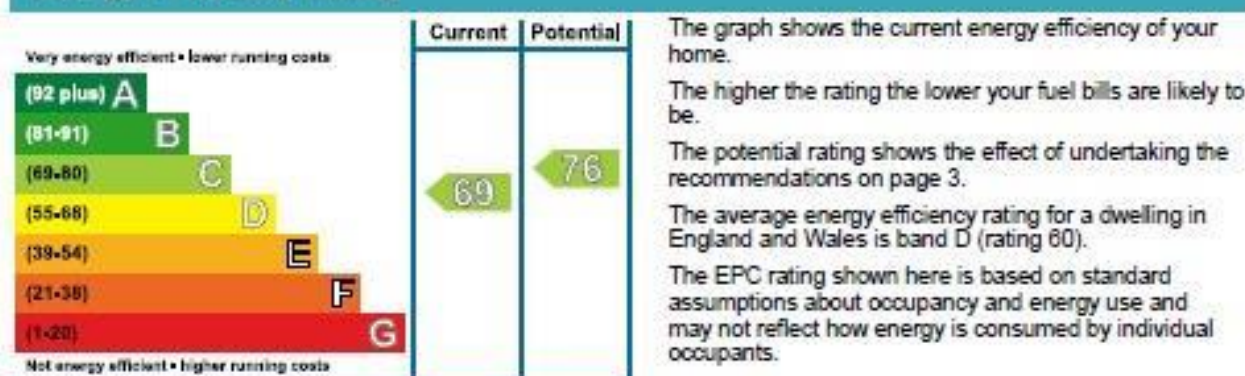
Estimated energy costs of dwelling for 3 years:	£ 1,569
Over 3 years you could save	£ 384

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 102 over 3 years	
Heating	£ 1,314 over 3 years	£ 930 over 3 years	
Hot Water	£ 153 over 3 years	£ 153 over 3 years	
Totals	£ 1,569	£ 1,185	

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	£ 384

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

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.