



MOUNTGRANGE
HERITAGE



Cranley Gardens, SW7

£1,125 per week Fees May Apply

An elegant, two bedroom flat on the raised ground floor of an impressive red brick conversion located between the Fulham Road and Old Brompton Road.

2 Bedrooms | 1 Reception Room | 2 Bathrooms
Unfurnished

Kensington Office

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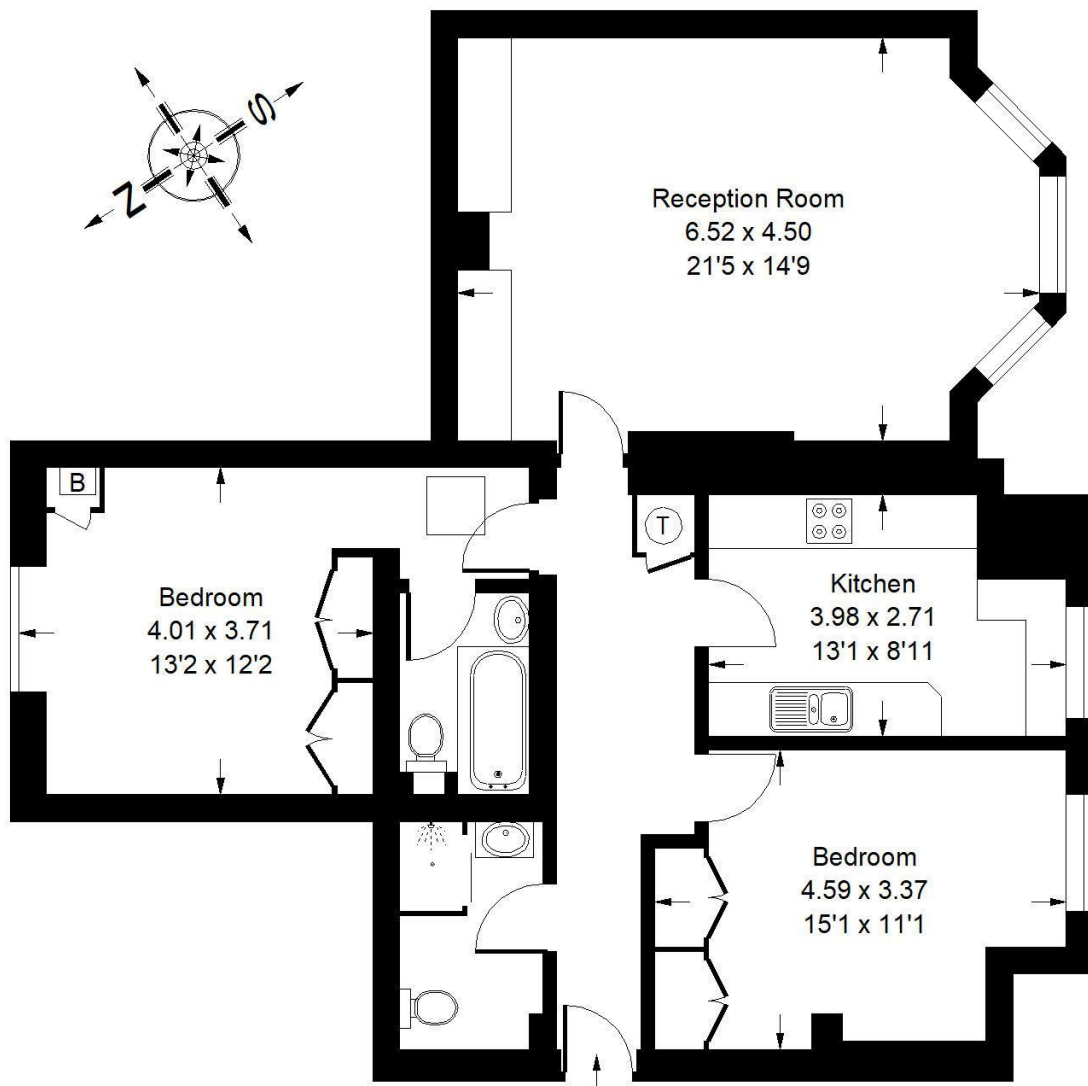
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Cranley Gardens, SW7

Approx. Gross Internal Area
89.8 sq m / 967 sq ft



Raised 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



Flat 1, Cranley Gardens, LONDON, SW7 3BD

Dwelling type: Ground-floor flat
Date of assessment: 09 January 2013
Date of certificate: 10 January 2013

Reference number: 8504-9417-9529-7206-0973
Type of assessment: RdSAP, existing dwelling
Total floor area: 98 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

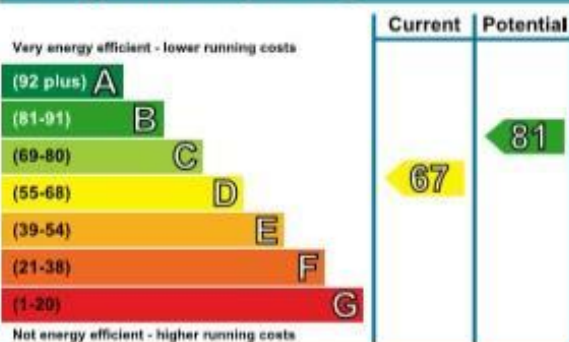
Estimated energy costs of dwelling for 3 years:	£ 2,337
Over 3 years you could save	£ 993

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 171 over 3 years	
Heating	£ 1,611 over 3 years	£ 765 over 3 years	
Hot Water	£ 396 over 3 years	£ 408 over 3 years	
Totals	£ 2,337	£ 1,344	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£ 618
2 Draught proofing	£80 - £120	£ 51
3 Low energy lighting for all fixed outlets	£50	£ 144

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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