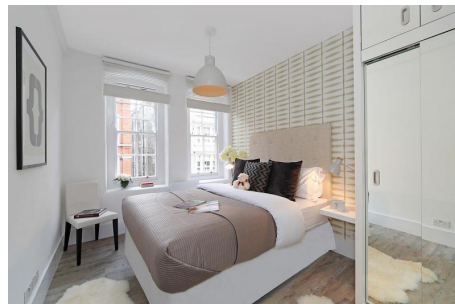




MOUNTGRANGE
HERITAGE



Ambrosden Avenue, SW1P

£425 per week Fees May Apply

A recently refurbished one bedroom flat located in a prestigious building in the heart of Wetsminster. This bright and modern flat is complete with full furnishings, just a short walk from the amenities of both Westminster and Victoria.

1 Bedroom | 1 Reception Room | 1 Bathroom
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

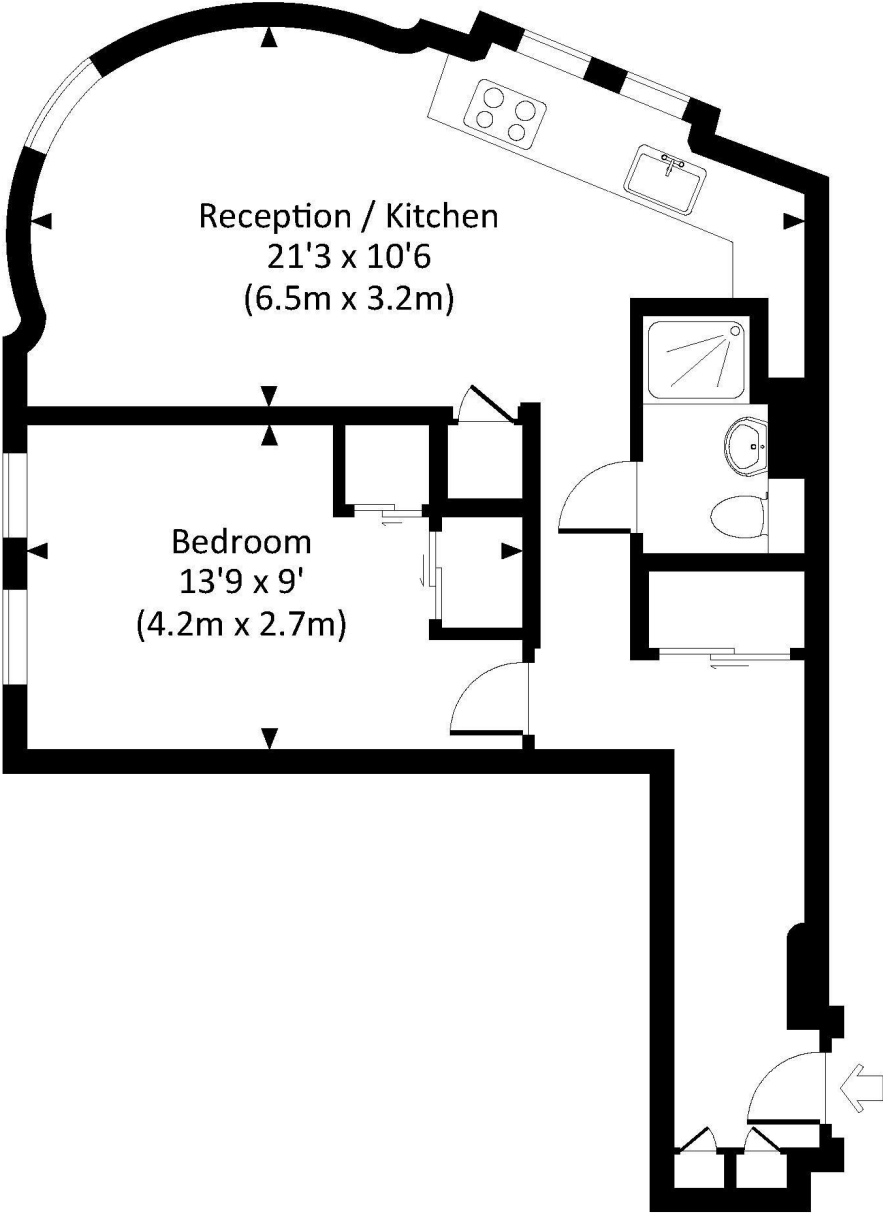
lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

AMBROSDEN AVENUE, SW1

Approx. gross internal area
443 Sq.Ft. / 41.2 Sq.M.



SECOND FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2015 www.dowlingjones.com 020 7610 9938

Energy Performance Certificate



Flat 1, Ambrosden Avenue, LONDON, SW1P 1QQ

Dwelling type: Mid-floor flat
 Date of assessment: 11 August 2015
 Date of certificate: 12 August 2015
 Reference number: 9698-7076-7258-0815-6920
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 41 m²

Use this document to:

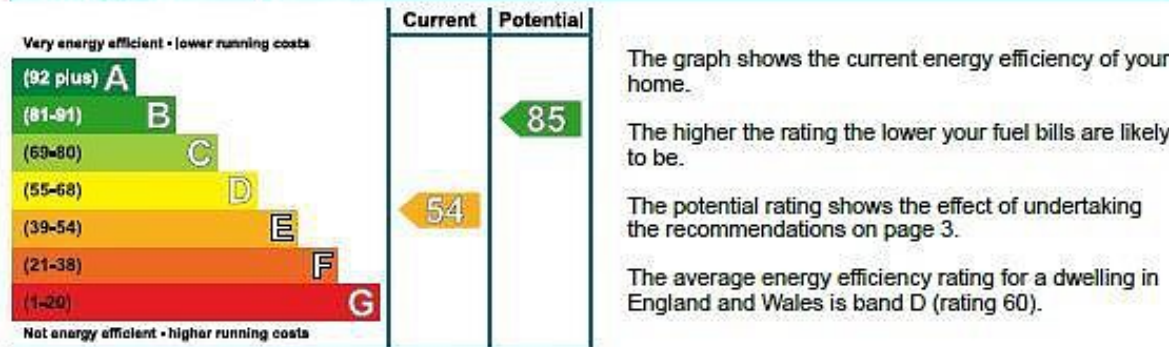
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,019
Over 3 years you could save	£ 1,362

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 99 over 3 years	
Heating	£ 1,395 over 3 years	£ 249 over 3 years	
Hot Water	£ 441 over 3 years	£ 309 over 3 years	
Totals	£ 2,019	£ 657	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 689	
2 Draught proofing	£80 - £120	£ 27	
3 Low energy lighting for all fixed outlets	£30	£ 63	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.