



Devonport, Southwick Street, W2

£595 per week Fees May Apply

A well presented and newly decorated two bedroom flat on the 4th floor of this portered building. The complex is located within a short walk to both Paddington mainline and Underground stations (Bakerloo, Circle and District lines) and Edgware Road underground (Circle, District and Hammersmith & City lines). The flat comprises two double bedrooms bathroom, shower room, reception room with wood floors and fitted kitchen.

2 Bedrooms | 1 Reception Room | 2 Bathrooms
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

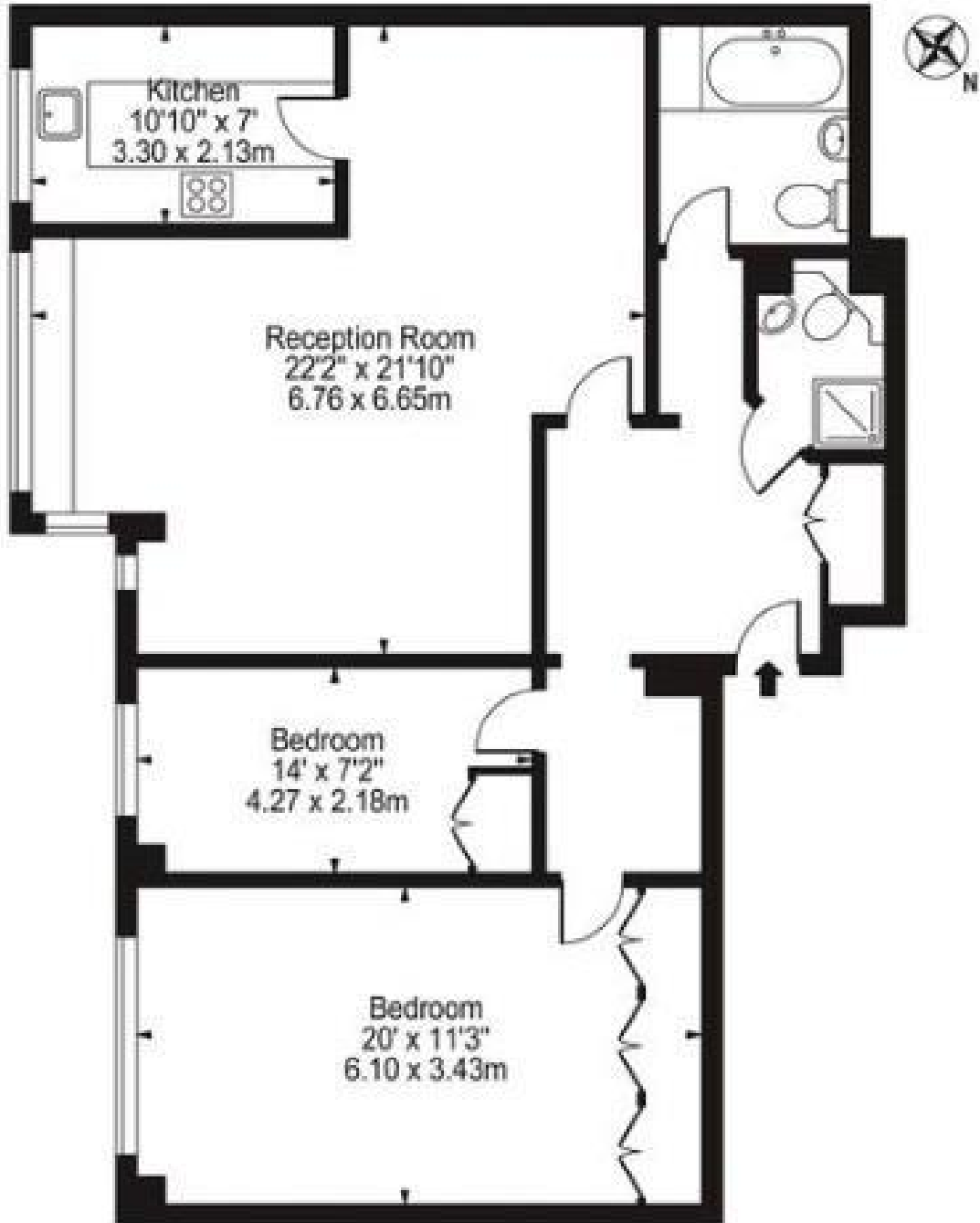
lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

Devonport, W2

Approx. Gross Internal Area 1030 Sq Ft - 95.69 Sq M



Fourth Floor

For Illustration Purposes Only - Not To Scale

Energy Performance Certificate



Flat Devonport, 23, Southwick Street, LONDON, W2 2QH

Dwelling type: Mid-floor flat Reference number: 8295-7428-3840-8831-2992
 Date of assessment: 19 August 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 20 August 2015 Total floor area: 95 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

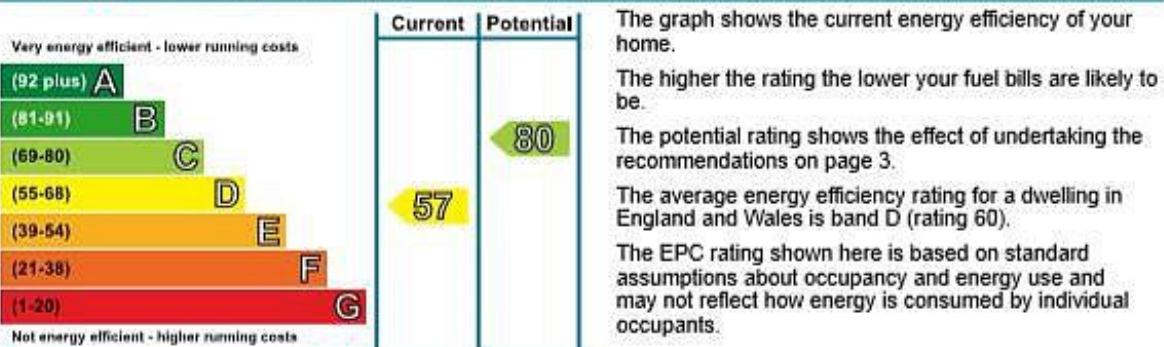
Estimated energy costs of dwelling for 3 years:	£ 3,024
Over 3 years you could save	£ 1,578

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 210 over 3 years	
Heating	£ 1,572 over 3 years	£ 765 over 3 years	
Hot Water	£ 1,146 over 3 years	£ 471 over 3 years	
Totals	£ 3,024	£ 1,446	

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 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 105
2 Low energy lighting for all fixed outlets	£35	£ 69
3 High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 1,251

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.

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