



MOUNTGRANGE
HERITAGE



Adelaide Grove, W12

£650 per week Fees May Apply

Newly refurbished two double bedroom flat on the second floor. This flat has been designed and finished to the highest specification. This flat has an open plan kitchen/reception room, two double bedrooms and two bathrooms. This flat has large windows that fill the flat with natural light, wood floors and excellent storage. Situated within walking distance of all the shops, amenities and transport links of Shepherd's Bush.

2 Bedrooms | 1 Reception Room | 2 Bathrooms
Furnished

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

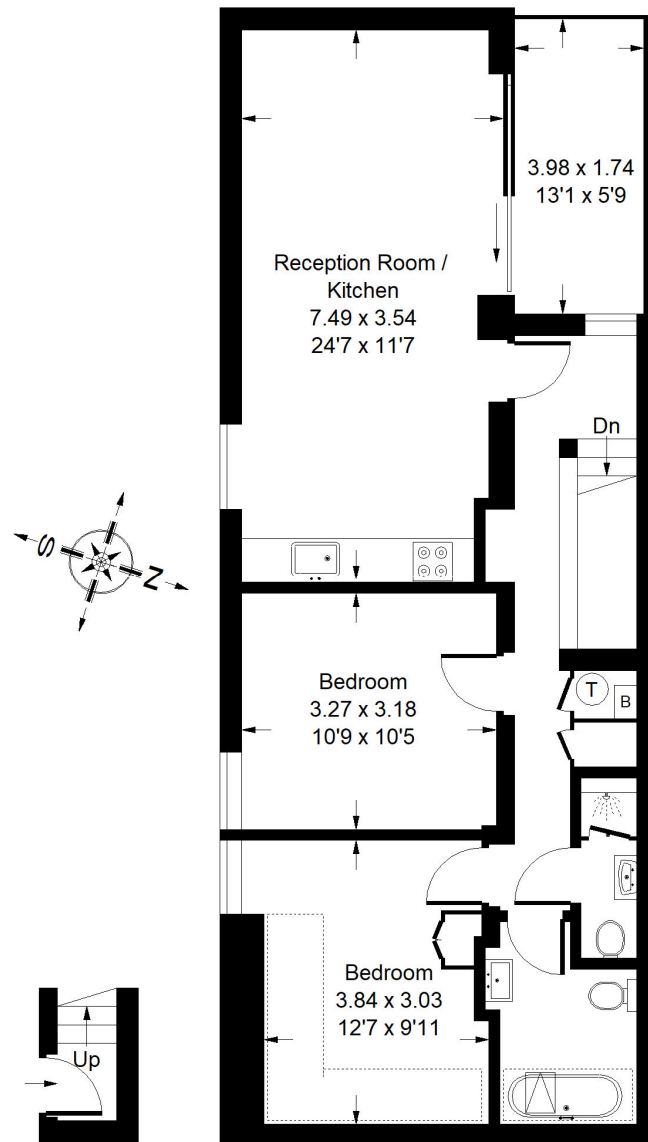
lettings.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

mountgrangeheritage.co.uk

Adelaide Grove, W12

Approx. Gross Internal Area
72.2 sq m / 777 sq ft



First Floor

Second 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



Apartment 1a Adelaide Grove, LONDON, W12 0JU

Dwelling type: Top-floor flat
Date of assessment: 03 April 2020
Date of certificate: 01 May 2020

Reference number: 8604-1976-9932-9807-9403
Type of assessment: SAP, new dwelling
Total floor area: 69 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

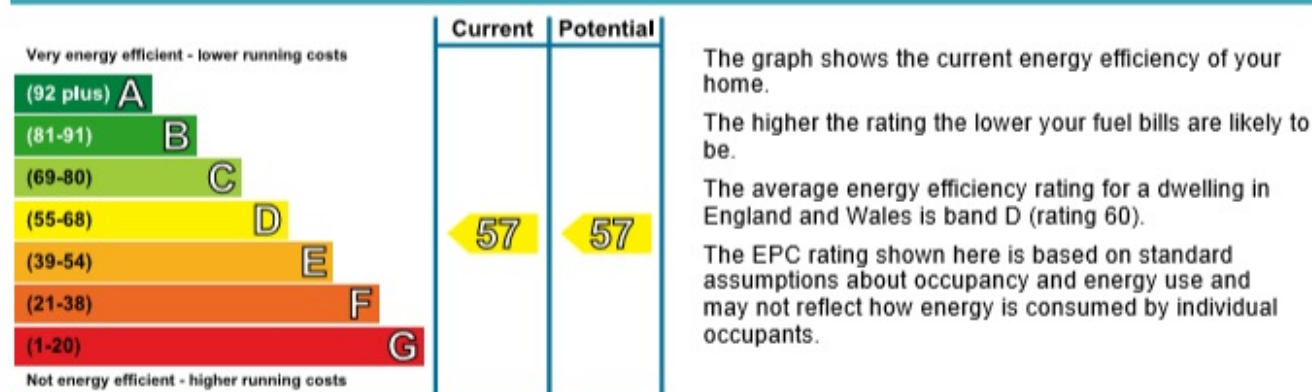
£ 2,784

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	Not applicable
Heating	£ 1,617 over 3 years	£ 1,617 over 3 years	
Hot Water	£ 999 over 3 years	£ 999 over 3 years	
Totals	£ 2,784	£ 2,784	

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



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.