



MOUNTGRANGE
HERITAGE



Vantage Place, W8

£2,200 per week Fees May Apply

Stunning four bedroom house which has just been redesigned and refurbished to an exacting standard, with fabulous custom made furniture, lift, air conditioning and new parquet flooring throughout, creating the most perfect balance of family accommodation and entertaining space. On the ground floor there is a large open plan kitchen reception room with space for dining, as well as a bedroom which doubles as a study, a shower room with a WC and a utility room. The first floor offers a large reception room leading to a sun room/terrace which consists of a luscious living wall and fire place. The master bedroom with en suite bathroom and walk-in wardrobe is also located on the first floor. On the top floor there are two further double bedrooms both with newly refurbished en suite shower rooms. Vantage Place is a secure gated development of four townhouses located just off Abingdon Road in the heart of Kensington and is walking distance to the beautiful open spaces of Holland Park. Available for SHORT LET.

4 Bedrooms | 2 Reception Rooms | 4 Bathrooms

Other offices

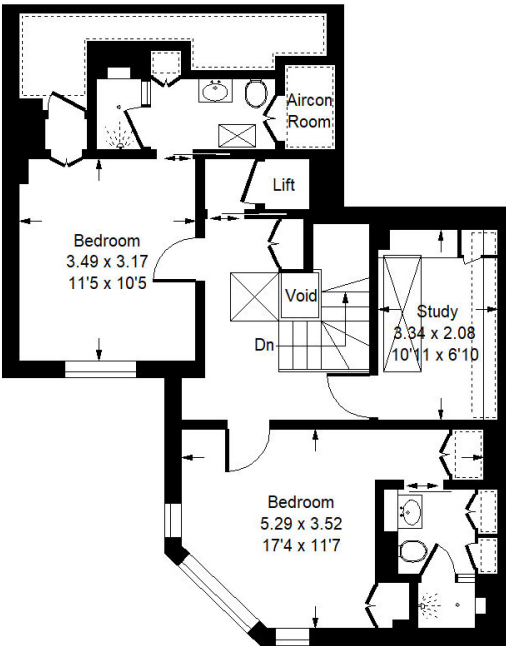
mountgrangeheritage.co.uk

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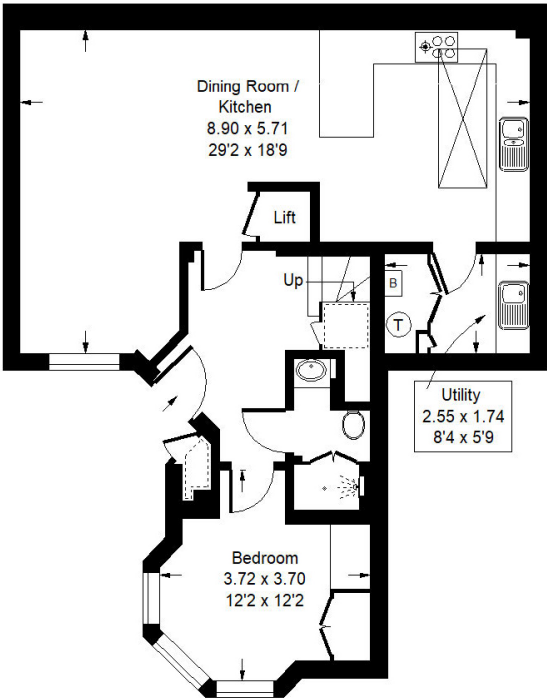
Approx. Gross Internal Area
222.3 sq m / 2393 sq ft
(Excluding Void / Including Lift)



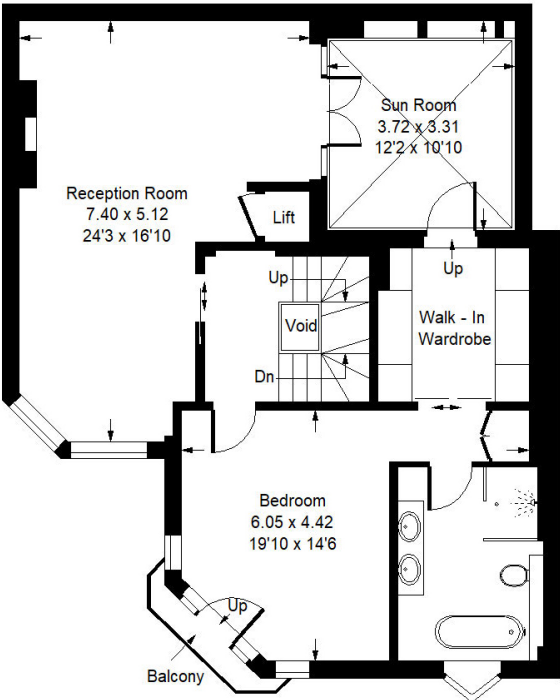
= Reduced headroom
below 1.5 m / 5'0



Second Floor



Ground Floor



First 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



Vantage Place, LONDON, W8 6AQ

Dwelling type: Semi-detached house
Date of assessment: 06 May 2014
Date of certificate: 06 May 2014

Reference number: 0421-2826-7950-9904-8515
Type of assessment: RdSAP, existing dwelling
Total floor area: 198 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

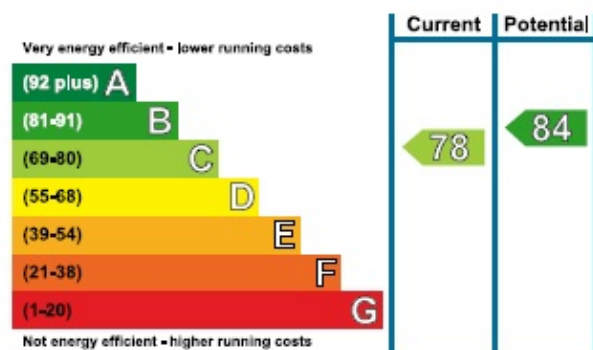
Estimated energy costs of dwelling for 3 years:	£ 2,901
Over 3 years you could save	£ 219

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 522 over 3 years	£ 261 over 3 years	
Heating	£ 1,992 over 3 years	£ 2,034 over 3 years	
Hot Water	£ 387 over 3 years	£ 387 over 3 years	
Totals	£ 2,901	£ 2,682	

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	Available with Green Deal
1 Low energy lighting for all fixed outlets	£195	£ 222	
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 750	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). 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.