

Abbotsbury Close, W14

£3,800,000 Freehold

A beautiful family home situated in a desirable close moments from Holland Park with off street parking. Presented to a high standard the property is arranged over three floors, features a large dining kitchen/family room on the ground floor opening onto a private and south facing garden, guest WC, study room and utility room. The first floor boasts a spacious reception room and the master bedroom with en-suite and a further three bedrooms on the top floor with a family bathroom. Abbotsbury Close is located off Abbotsbury Road, close to the main gates which give access to the green open spaces of Holland Park, home to the famed annual opera season and with its tennis courts and wooded paths. The restaurants, shops, and excellent transport links (central line) of Holland Park Avenue are a short distance away.

4 Bedrooms | 2 Reception Rooms | 2 Bathrooms

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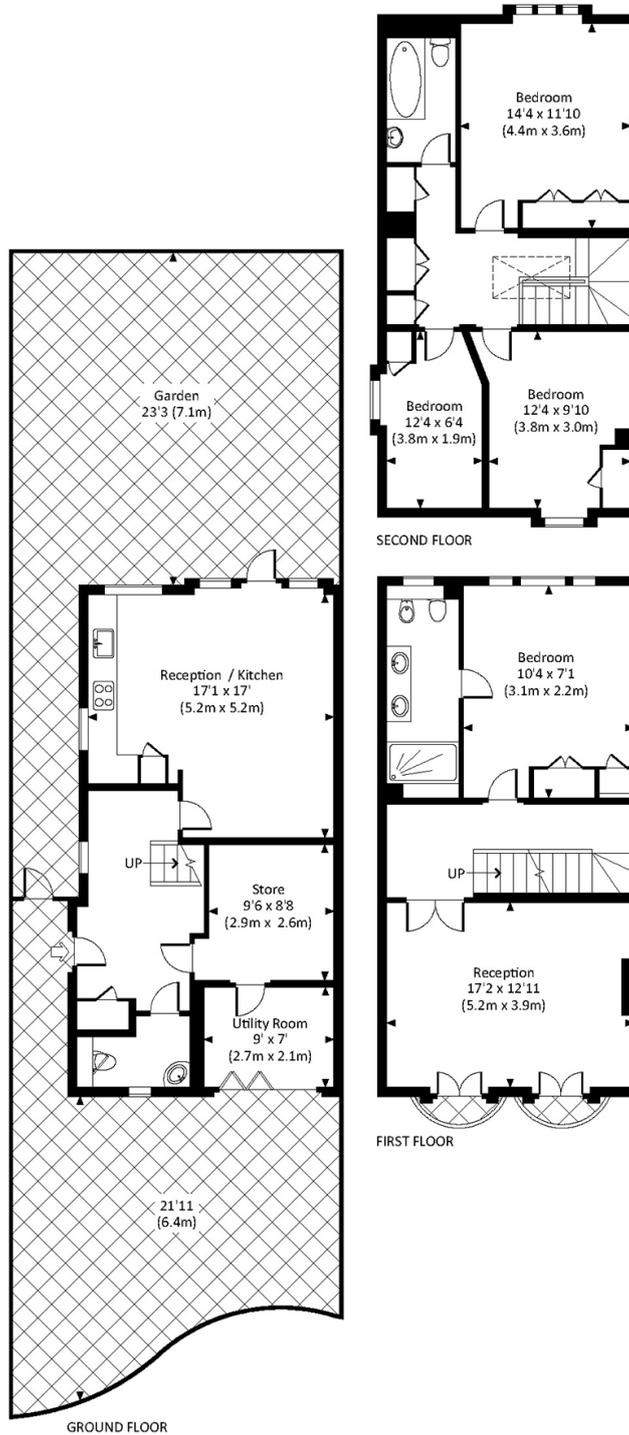
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ABBOTSBURY CLOSE, W14

Approx. gross internal area

1789 Sq.Ft. / 166.2 Sq.M.



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. © 2016 www.dowlingjones.com 020 7610 9938

Energy Performance Certificate



Abbotsbury Close, LONDON, W14 8EG

Dwelling type: End-terrace house
Date of assessment: 14 June 2016
Date of certificate: 14 June 2016

Reference number: 0341-2854-7062-9396-1935
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 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

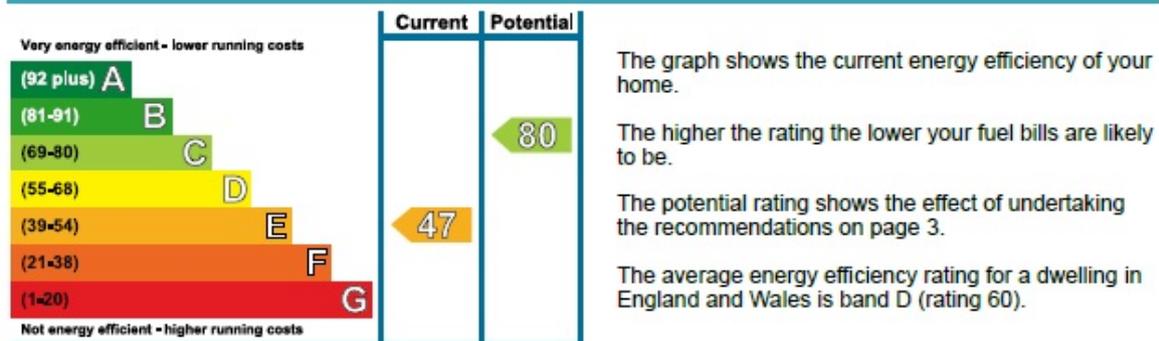
Estimated energy costs of dwelling for 3 years:	£ 5,661
Over 3 years you could save	£ 2,982

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 498 over 3 years	£ 252 over 3 years	
Heating	£ 4,620 over 3 years	£ 2,139 over 3 years	
Hot Water	£ 543 over 3 years	£ 288 over 3 years	
Totals	£ 5,661	£ 2,679	

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 Room-in-roof insulation	£1,500 - £2,700	£ 1,584	✓
2 Cavity wall insulation	£500 - £1,500	£ 585	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 135	✓

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.

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