

MOUNTGRANGE
HERITAGE



Earls Court Road, W8 **£550,000 Leasehold**

A bright second floor one bedroom flat conveniently located within walking distance to both High Street Kensington & Earls Court underground stations. The property boasts a contemporary open-plan kitchen reception room, double bedroom with fitted storage and a fully tiled bathroom with shower over bath. Earls Court road is close to outstanding shopping, transport links and dining amenities in the area whilst the gates to Holland Park are just a few minutes' walk away.

1 Bedroom | 1 Reception Room | 1 Bathroom

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

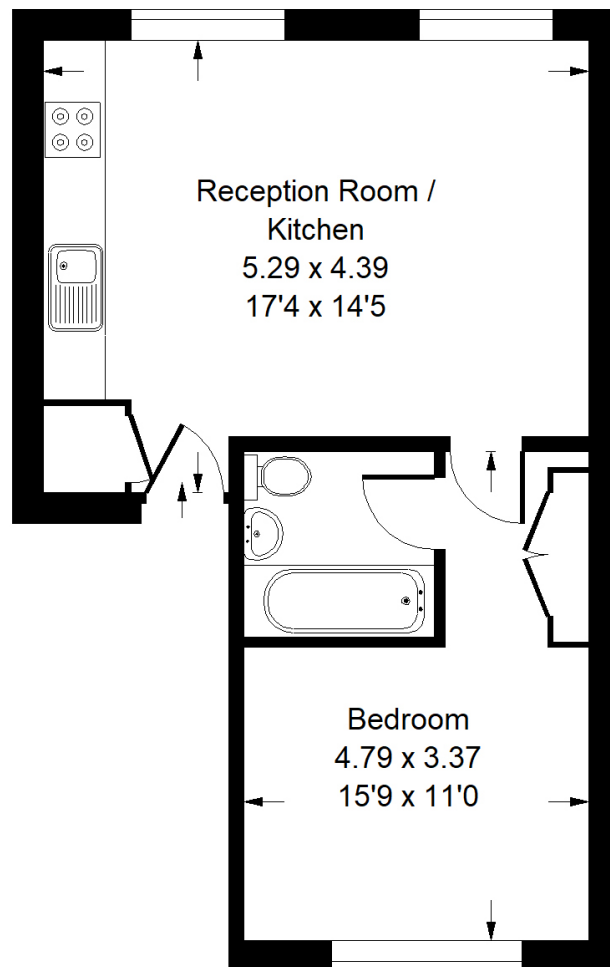
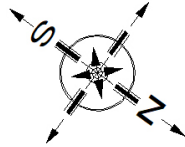
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Other offices North Kensington - Notting Hill

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Earls Court Road, W8

Approx. Gross Internal Area
37.6 sq m / 405.2 sq ft



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



Flat 85 Earls Court Road, LONDON, W8 6EF

Dwelling type: Mid-floor flat
Date of assessment: 19 June 2019
Date of certificate: 08 July 2019

Reference number: 8702-7815-9229-2296-8613
Type of assessment: RdSAP, existing dwelling
Total floor area: 38 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

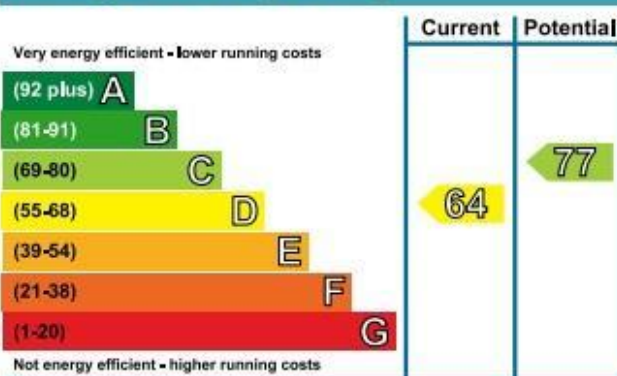
Estimated energy costs of dwelling for 3 years:	£ 1,737
Over 3 years you could save	£ 567

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 93 over 3 years	£ 108 over 3 years	
Heating	£ 1,107 over 3 years	£ 642 over 3 years	
Hot Water	£ 537 over 3 years	£ 420 over 3 years	
Totals	£ 1,737	£ 1,170	

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
1 High heat retention storage heaters	£800 - £1,200	£ 465
2 Replacement glazing units	£1,000 - £1,400	£ 105

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.

IMPORTANT NOTICE

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