



MOUNTGRANGE
HERITAGE



St Lukes Mews, W11

£2,600 per week Fees May Apply

Stunning house in this beautiful cobbled mews in the heart of Notting Hill which is a serene haven away from the buzz of Portobello Road which is less than a five minute walk away. Westbourne Grove is less than ten minute's walk and Westbourne Park Tube Station is only moments' away. The house has been rebuilt and designed with care and thought to create a wonderful balance of living and entertaining space.

2 Bedrooms | 2 Reception Rooms | 2 Bathrooms
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU
020 7221 2277

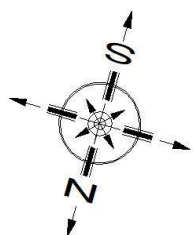
lettings.nhg@mountgrangeheritage.co.uk


Other offices Kensington - North Kensington

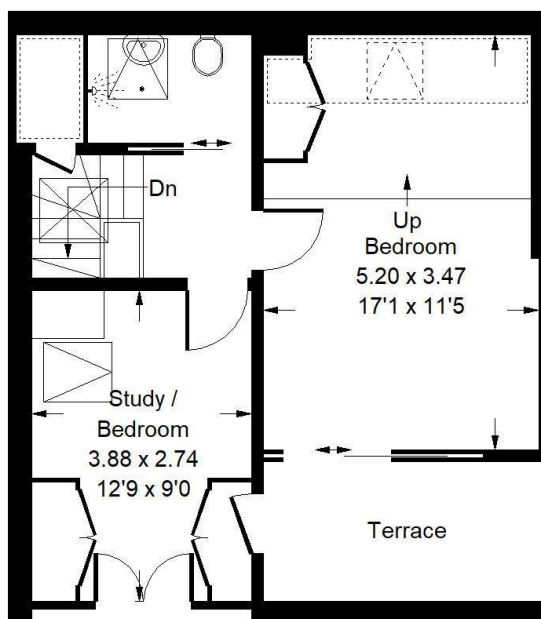
mountgrangeheritage.co.uk

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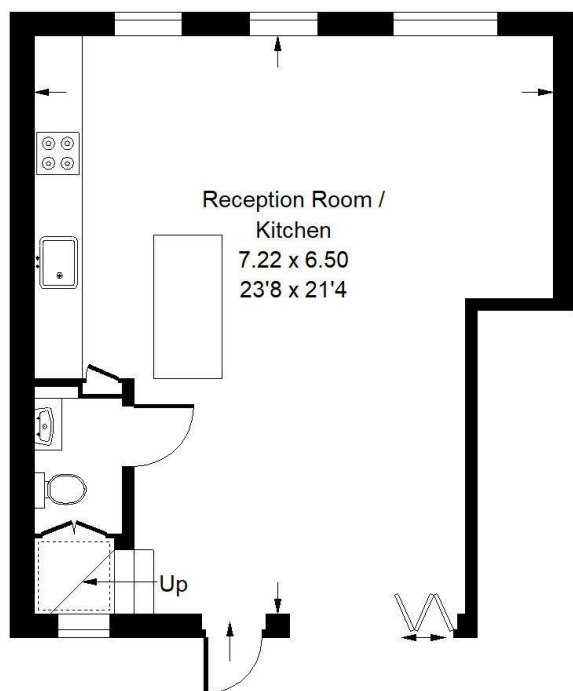
Approx. Gross Internal Area
129.2 sq m / 1391 sq ft



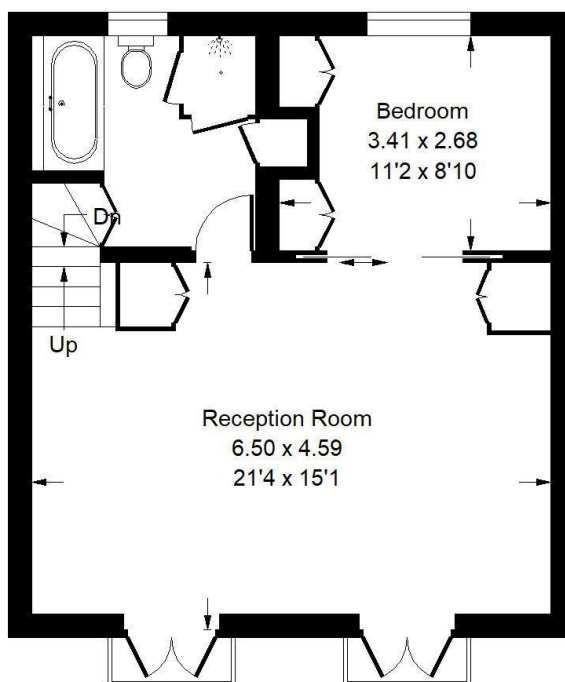
 = Reduced headroom
below 1.5 m / 5'0



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



St. Lukes Mews, LONDON, W11 1DF

Dwelling type: End-terrace house
Date of assessment: 02 August 2019
Date of certificate: 02 August 2019

Reference number: 8201-7928-6290-1552-3902
Type of assessment: RdSAP, existing dwelling
Total floor area: 176 m²

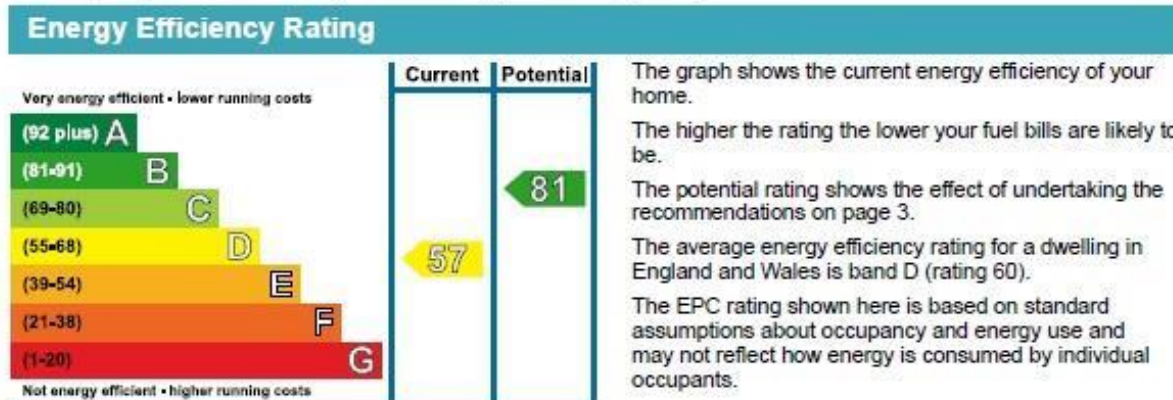
Use this document to:

- 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:	£ 4,623
Over 3 years you could save	£ 2,010

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 300 over 3 years	
Heating	£ 4,026 over 3 years	£ 2,016 over 3 years	
Hot Water	£ 297 over 3 years	£ 297 over 3 years	
Totals	£ 4,623	£ 2,613	

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.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 882
2 Internal or external wall insulation	£4,000 - £14,000	£ 975
3 Replacement glazing units	£1,000 - £1,400	£ 153

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.

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.