

## WESTBOURNE GROVE, NOTTING HILL W11

**Price**  
**£550 per week**

Stunning and extremely spacious one bedroom flat in the heart of Notting Hill. The apartment is presented in excellent condition throughout and comprises of a large open plan kitchen/reception room with wood floors and doors to a private roof terrace. The bedroom is very large with plenty of fitted wardrobes. There is also a lovely modern bathroom. The flat is moments from the many shops, cafes and restaurants of Westbourne Grove and Notting Hill Gate.

### Details

Bedroom  
Bathroom  
Reception Room  
Kitchen  
Terrace

## Westbourne Grove, W2



Second Floor

Illustration for identification purposes only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable

## Terms and Conditions

Available: Available 01/10/2015 For Long Let  
Price: £550 per week

## EPC Information

**Energy Performance Certificate**

**Flat 2,**  
**84 Westbourne Grove,**  
**LONDON,**  
**W2 5RT**

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 29 October 2009  
**Date of certificate:** 29 October 2009  
**Reference number:** 2118-7965-6220-6291-2070  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 45 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

**Energy Efficiency Rating:** Current 80, Potential 80  
**Environmental Impact (CO<sub>2</sub>) Rating:** Current 74, Potential 74

**England & Wales** EU Directive 2002/91/EC  
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**England & Wales** EU Directive 2002/91/EC  
 The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	255 kWh/m <sup>2</sup> per year	255 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.7 tonnes per year	1.7 tonnes per year
Lighting	£25 per year	£25 per year
Heating	£150 per year	£150 per year
Hot water	£102 per year	£102 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**