



## KENSINGTON W8

**Price**  
**£2,600,000**

A well presented two bed ground floor apartment facing the gardens extending to 954 sq ft in a gated community. Magnolia lodge is located within Kensington Green and benefits from 24 hour security, portorage, communal landscaped gardens, a private leisure complex and underground parking. Kensington High Street with the excellent shopping and travel facilities is within close proximity.

### Details

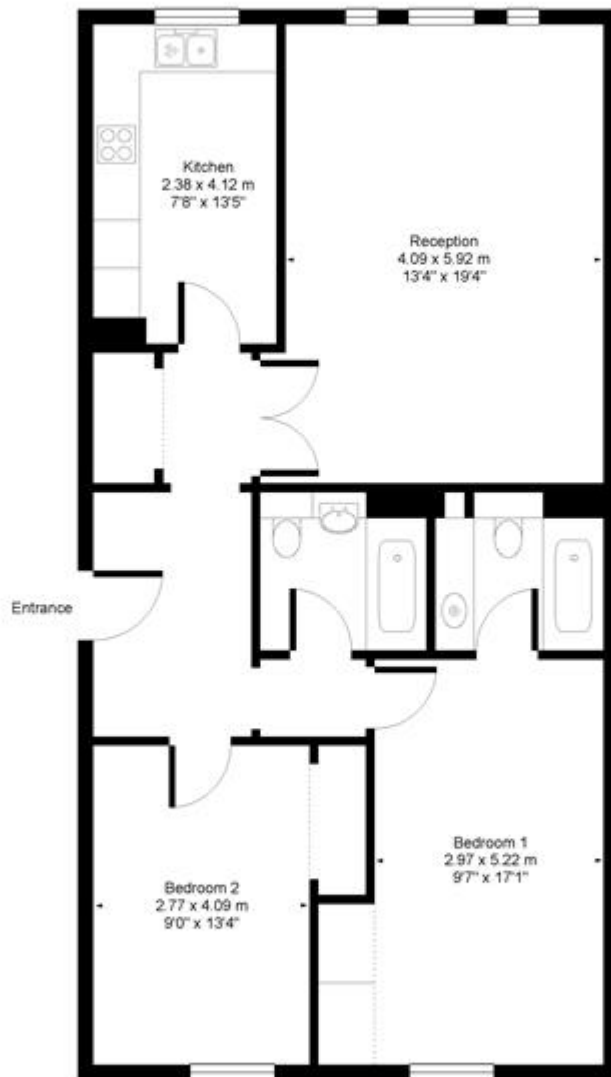
- Reception Room
- Fitted Kitchen
- Two Double Bedrooms
- Two Bathrooms (1 En-suite)
- 24 hour security
- Porter



## Magnolia Lodge St.Mary's Gate, W8



Approx. Gross Floor Area = 88 sq.meters • 954 sq.feet



### GROUND FLOOR


For illustrative purposes only. Not to scale. Prepared by swan-photography.co.uk

## Terms and Conditions

Tenure: 976 years  
 Borough: Kensington & Chelsea  
 Price: £2,600,000

## EPC Information

Energy Performance Certificate



, St. Marys Gate, LONDON, W8 5UT

**Dwelling type:** Ground-floor flat      **Reference number:** 0626-2867-7439-9024-7031  
**Date of assessment:** 23 July 2014      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 24 July 2014      **Total floor area:** 88 m<sup>2</sup>

**Use this document to:**

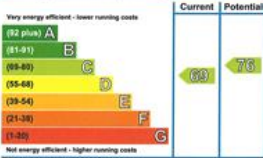
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,277</b>
<b>Over 3 years you could save</b>	<b>£ 486</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 177 over 3 years	<div style="background-color: #90EE90; padding: 5px; border: 1px solid black; width: fit-content; margin: auto;">                     You could save £ 486 over 3 years                 </div>
Heating	£ 1,365 over 3 years	£ 1,221 over 3 years	
Hot Water	£ 621 over 3 years	£ 393 over 3 years	
<b>Totals</b>	<b>£ 2,277</b>	<b>£ 1,791</b>	

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**



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).

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	£45	£ 96	✔
2 Hot water cylinder thermostat	£200 - £400	£ 189	✔
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 201	✔

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**