



## CHENISTON GARDENS, KENSINGTON, LONDON W8

**Price**  
**£1,395,000**

A well presented first floor, two bedroom period flat extending to 730 sq ft with high ceilings and portico terrace with newly refurbished En-suite bathroom and shower room. Cheniston Gardens is a quiet street located off Kensington High Street with its many excellent shops, restaurants and transport facilities. The green open spaces of Kensington Gardens and Holland Park are also within easy walking distance.

### Details

- 2 Bedrooms
- Reception Room
- Fitted Kitchen
- En-suite Bathroom
- Shower room
- Terrace



## Cheniston Gardens W8



Approx. Gross Floor Area = 67 sq.meters • 730 sq.feet



## FIRST FLOOR

For illustrative purposes only. Not drawn to Scale. Prepared by [www.swan-photography.co.uk](http://www.swan-photography.co.uk)

## Terms and Conditions

Tenure: 978 years  
 Borough: Kensington & Chelsea  
 Price: £1,395,000

## EPC Information

**Energy Performance Certificate**

Cheniston Gardens  
 LONDON  
 W8 6TD

Dwelling type: Mid floor flat  
 Date of assessment: 16 March 2009  
 Date of certificate: 16 March 2009  
 Reference number: 8400-6265-7920-7396-5713  
 Total floor area: 65 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**

Very energy efficient - lower running costs

Rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

60 → 69

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.

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Rating	Current	Potential
A (1-10)		
B (11-20)		
C (21-30)		
D (31-40)		
E (41-50)		
F (51-60)		
G (61-70)		

54 → 64

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a 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	349 kWh/m <sup>2</sup> per year	272 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.8 tonnes per year	2.9 tonnes per year
Lighting	£58 per year	£31 per year
Heating	£524 per year	£439 per year
Hot water	£100 per year	£78 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 612 012 or visit [www.energy-saving-trust.org.uk/myhome](http://www.energy-saving-trust.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**