



## ELSHAM ROAD, WEST KENSINGTON, W14

**Price**  
**£495 per week**

Charming 2 bedroom garden flat with wood floors comprising 880 sq ft. The flat has its own entrance, plenty of storage, a spacious west facing reception room with open plan kitchen and french doors leading out to a wonderful 60 ft west facing garden. Furnished in a modern style. Elsham Road is a very pretty street, quietly situated close to Holland Road and within easy access of Shepherd's Bush and Holland Park tube stations.

### Details

- 2 Bedrooms
- Bathroom
- Reception Room with Open Plan Kitchen
- Large Private Garden
- Excellent Storage
- wood floors
- Council tax band E



## Elsham Road W14

Approx. Gross Floor Area = 81 sq.meters • 880 sq.feet




### LOWER GROUND FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 01435 863908

## Terms and Conditions

Available: Available Now For Long Let  
Price: £495 per week

## EPC Information

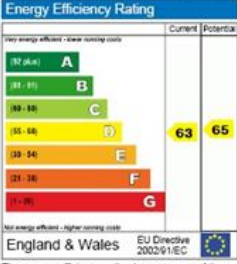
**Energy Performance Certificate** 

Flat 1  
64 Elsham Road  
LONDON  
W14 8HD

Dwelling type: Ground floor flat  
Date of assessment: 14 November 2008  
Date of certificate: 16 November 2008  
Reference number: 9359-2644-6095-0368-6541  
Total floor area: 81 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.

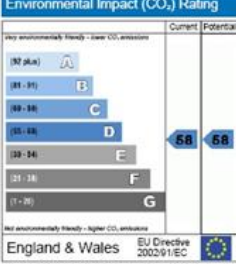
**Energy Efficiency Rating**



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**



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	294 kWh/m <sup>2</sup> per year	258 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.0 tonnes per year	3.9 tonnes per year
Lighting	£87 per year	£37 per year
Heating	£500 per year	£507 per year
Hot water	£77 per year	£77 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 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**