



BEDFORD GARDENS, KENSINGTON, W8

Price
£1,950 per week

A charming, double fronted period house with a lovely private walled garden in this quiet street moments from Kensington High Street and Notting Hill Gate. 1571 sq ft. The property benefits from a wealth of natural light, extensive built-in storage, neutral decor and spacious kitchen breakfast room. Wood floors in reception room and drawing room. New kitchen with built in appliances, granite worktops and breakfast bar. Situated just off Kensington Church Street with many shops and restaurants close at hand. Nearest tube stations are Notting Hill Gate and Kensington High Street (Circle & District) 0.5m . Both Holland Park and Kensington Gardens are close by.

Details

- 4 Bedrooms
- 3 Bathrooms
- Cloakroom
- Reception Room
- Open plan kitchen/dining room

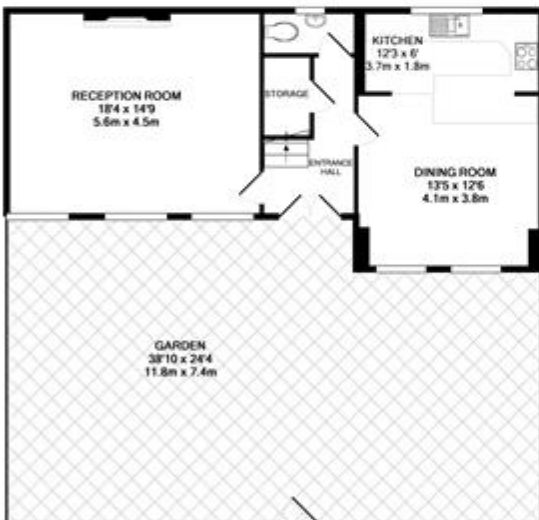
Walled Garden
Council tax band H







2ND FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 590 SQ.FT.
(54.8 SQ.M.)

BEDFORD GARDENS W8
TOTAL APPROX. FLOOR AREA 1571 SQ.FT. (146.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Terms and Conditions

Available: Available 30/09/2015 For Long Let
Price: £1,950 per week

EPC Information

Energy Performance Certificate

93, Bedford Gardens
LONDON
W8 7ED

Dwelling type: Mid-terrace house
Date of assessment: 27 October 2009
Date of certificate: 28 October 2009
Reference number: 8301-6220-6199-9943-5022
Type of assessment: RDSAP, existing dwelling
Total floor area: 142 m²

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 (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F	28	(21-38) F	24
(1-20) G	46	(1-20) G	

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	580 kWh/m ² per year	386 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	9.2 tonnes per year
Lighting	£144 per year	£72 per year
Heating	£1764 per year	£1316 per year
Hot water	£336 per year	£185 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.

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

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