



VICTORIA ROAD, KENSINGTON, W8.

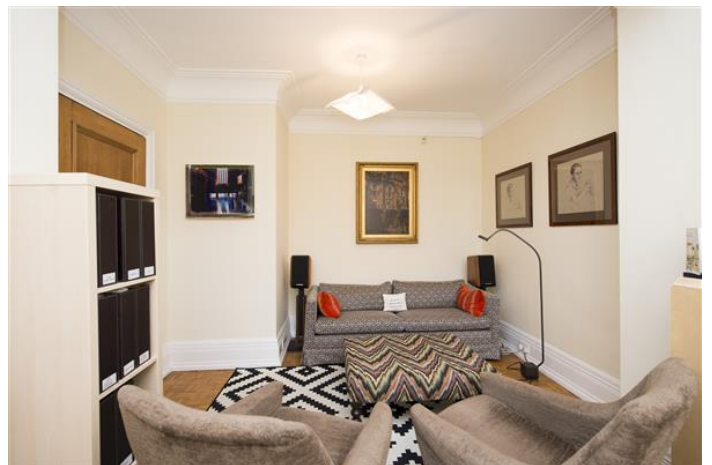
Price
£3,350 per week

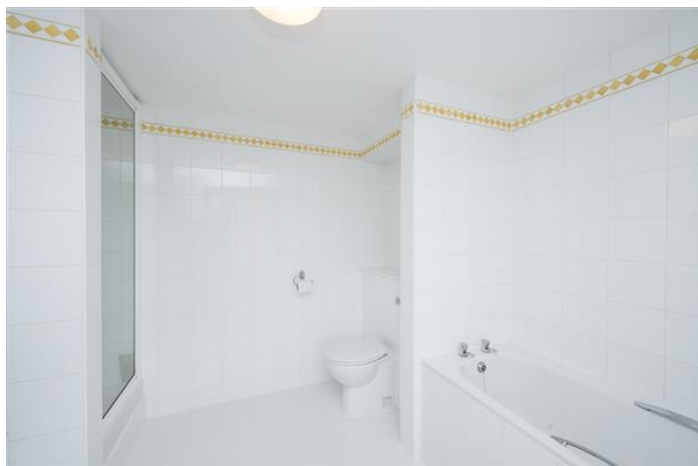
UNFURNISHED Substantial 6 bedroom family house comprising 4336 sq ft (approx) arranged over 4 floors only. The property is very well arranged and enjoys excellent natural light as well as spacious rooms. This quiet tree lined street is moments from Kensington Gardens. The property has a range of reception rooms and a huge family kitchen leading onto the garden, spacious bedrooms and fabulous storage and off street parking as well as a large garage. Gloucester Road tube is within easy walking distance as well as High Street Kensington.

Details

- 6 Bedrooms
- 4 Bathrooms
- 2 Guest Cloakrooms
- 4 Reception Rooms
- Kitchen/Breakfast Room
- utility room
- Garden
- balcony

Garage
off street parking
wood floors
Council Tax Band H





Victoria Road, W8



Approx. Gross Floor Area = 402 sq.meters • 4336 sq.feet



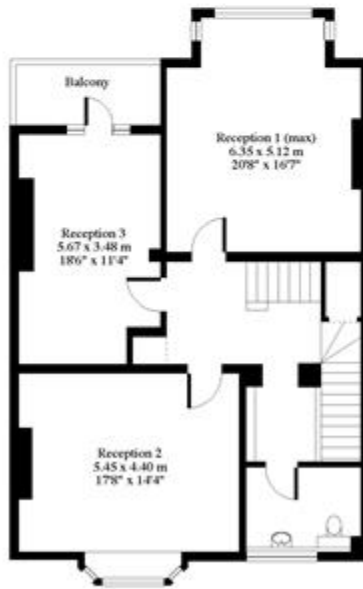
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 01-435 863908

20VR

Terms and Conditions

Available: Available 06/11/2015 For Long Let
Price: £3,350 per week

EPC Information

Energy Performance Certificate

20, Victoria Road, LONDON, W8 5RG

Dwelling type: End-terrace house Reference number: 0025-2870-7010-9794-7281
 Date of assessment: 10 September 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 September 2014 Total floor area: 384 m²

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

| | |
|---|----------|
| Estimated energy costs of dwelling for 3 years: | £ 12,756 |
| Over 3 years you could save | £ 6,558 |

| Estimated energy costs of this home | | | |
|-------------------------------------|-----------------------|----------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 866 over 3 years | £ 381 over 3 years | <div style="background-color: #2e7d32; color: white; padding: 5px; border: 1px solid white;"> You could save £ 6,558 over 3 years </div> |
| Heating | £ 11,637 over 3 years | £ 5,381 over 3 years | |
| Hot Water | £ 453 over 3 years | £ 426 over 3 years | |
| Totals | £ 12,756 | £ 6,198 | |

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

| Very energy efficient - lower running costs | Current | Potential | |
|---|---------|-----------|--|
| (92 plus) A | | | 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). |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | 45 | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

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 Flat roof insulation | £850 - £1,500 | £ 1,524 | ✔ |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 4,122 | ✔ |
| 3 Floor insulation | £800 - £1,200 | £ 453 | ✔ |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit 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