Kensington Park Gardens London W11

£5,500 Per Week - Available Now

HAMPTONS INTERNATIONAL

Beyond your expectations

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London W11

£5,500 Per Week - Available Now

A rare to the market exquisite family house on Kensington Park Gardens with direct access to the communal gardens and fabulous entertaining space.

Contemporary House | Five Bedrooms | Four Bathrooms | Communal Gardens | Two Large Receptions | Exquisitely Finished | Music System.

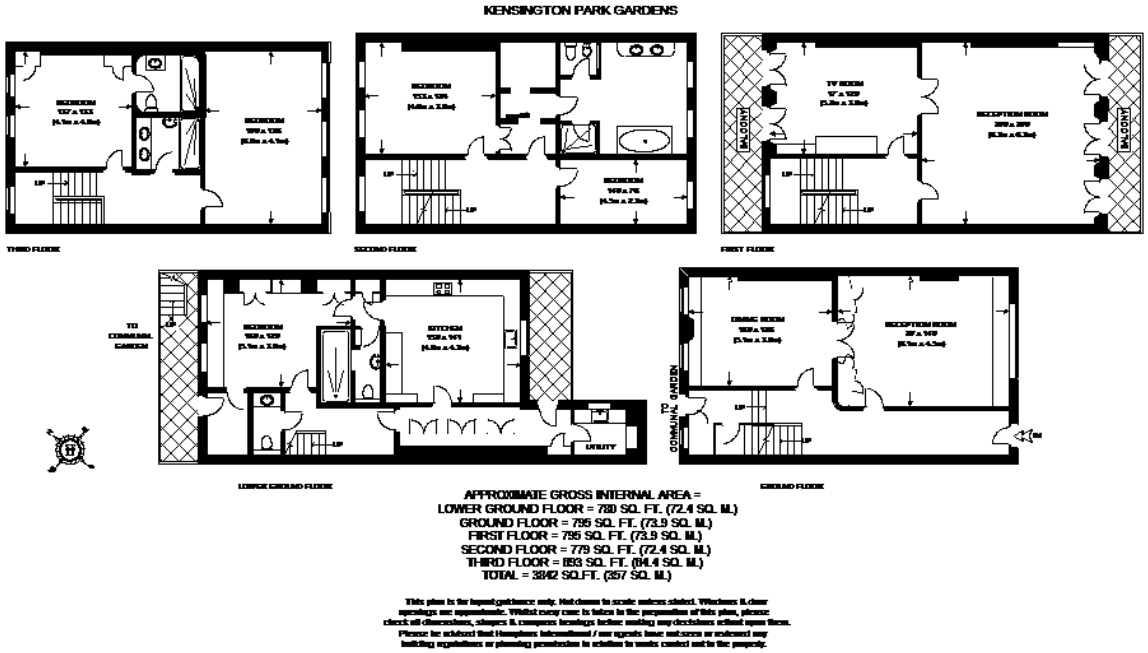
Description

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment. A contemporary town house on Kensington Park Gardens. Arranged over five floors with direct access to beautiful communal gardens and magnificently laid out with an abundance of entertaining spaces. Accommodation comprises: A bespoke family kitchen benefiting from high quality appliances perfect for both personal use and professional entertaining. Two separate large double aspect reception rooms over the raised ground floor and first floors lend themselves to family or formal entertaining with splendid high ceilings, large period windows, contemporary light fittings and impressive feature fireplaces. The master suite occupies the second floor complete with it's own dressing room leading onto an immaculately presented large bathroom suite. The family accommodation spans over the second and third floors with three further bedrooms and two bathrooms (one en suite). To the lower ground floor there is accommodation comprising a double bedroom, bathroom and kitchen offering the perfect space for long stay guests or home help.

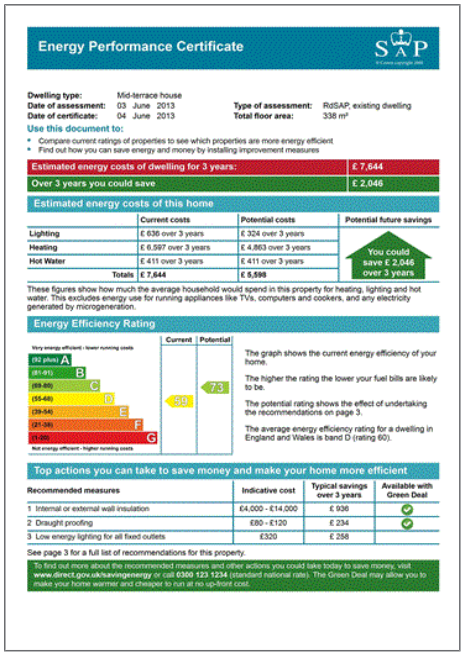
Communal Gardens

Hamptons Notting Hill Lettings
301 Westbourne Grove, Notting Hill
London W11 2QA
Tel: 020 7034 0405 - nottinghilllettings@hamptons-int.com
www.hamptons.co.uk

Floorplan



Energy Performance Certificate (EPC)



Energy Performance Certificate

SAP

Dwelling type: Mid-terrace house
Date of assessment: 03 June 2013
Date of certificate: 04 June 2013
Type of assessment: RdSAP, existing dwelling
Total floor area: 338 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:	**£ 7,644**
Over 3 years you could save	**£ 2,046**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 636 over 3 years	£ 324 over 3 years	You could save £ 2,046 over 3 years
Heating	£ 6,597 over 3 years	£ 4,863 over 3 years	
Hot Water	£ 411 over 3 years	£ 411 over 3 years	
Totals	£ 7,644	£ 5,598	

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 Internal or external wall insulation	£4,000 - £14,000	£ 936	✓
2 Draught proofing	£80 - £120	£ 234	✓
3 Low energy lighting for all fixed outlets	£320	£ 258	

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.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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