Bonchurch Road London W10

£465 Per Week - Available 10/10/2016

HAMPTONS
INTERNATIONAL

Beyond your expectations

BRAND NEW! Rare opportunity to live in a brand new apartment in new build scheme off Portobello Road. The double bedroom top floor apartment benefits from two balcony's.

BRAND NEW! | 1 Double Bedroom Apartment | Wood Floors | Under Floor Heating | Two Balcony's | Lift | Good Storage.
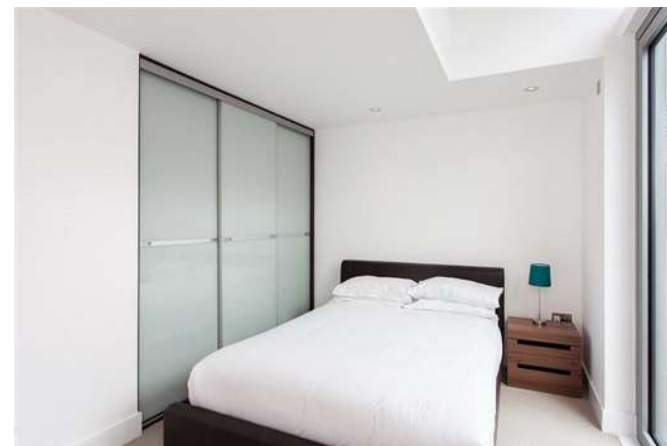

Master Bedroom

Description
BRAND NEW! Rare opportunity to live in a brand new apartment in new build scheme off Portobello Road. The double bedroom top floor apartment benefits from well apointed interiors including; wood floors, modern bathrooms and kitchens with the latest appliances and two balconies / terraces. The apartment benefits from underfloor heating.

Furnishing
Furnished

Situation
Portobello Square enjoys an enviable location close to the hustle and bustle of Portobello Road and Goldborne Road. The nearest Tube station is Ladbroke Grove for the Hammersmith and City and Circle lines into the city.
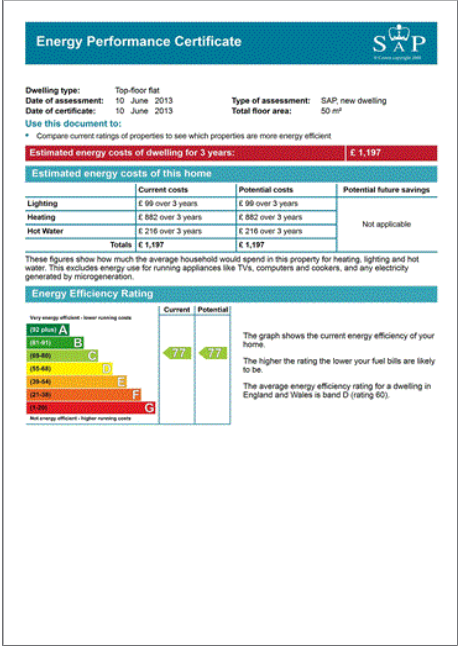

Reception

Energy Performance Certificate

SAP

Dwelling type:	Top-floor flat		
Date of assessment:	10 June 2013	Type of assessment:	SAP, new dwelling
Date of certificate:	10 June 2013	Total floor area:	50 m²

Use this document to:
* Compare current ratings of properties to see which properties are more energy efficient

| Estimated energy costs of dwelling for 3 years: | £ 1,197 |

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 99 over 3 years	£ 99 over 3 years	
Heating	£ 882 over 3 years	£ 882 over 3 years	Not applicable
Hot Water	£ 216 over 3 years	£ 216 over 3 years	
Totals	£ 1,197	£ 1,197	

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 | 77 | 77 |
(55-68) D
(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 average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.