



Ladbroke Grove London W10

£550 Per Week - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*Unique and stylish two bedroom property offers a modern and comfortable living space in a prime Notting Hill location.*

Master Double Bedroom | Second Double Bedroom | Large Reception with wood floors | Separate Kitchen | Modern and stylish Bathroom.

### Description

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment. Situated on the second floor of a Victorian conversion, this unique and stylish two bedroom property offers a modern and comfortable living space in a prime Notting Hill location in the Royal Borough of Kensington & Chelsea. The property comprises a stunning light and bright reception room with new wood floors, separate fully fitted kitchen, modern and good sized bathroom, master bedroom and second double bedroom both with wardrobe space. The apartment is available on a furnished basis from the 1st of March 2016.

### Situation

Ladbroke Grove is located close to many popular

bars, restaurants and shops found on both Westbourne Grove and Portobello Road, Notting Hill Gate and Ladbroke Grove Underground stations are also nearby.

### Furnishing

Furnished



Double bedroom



Kitchen

### Hamptons Notting Hill Lettings

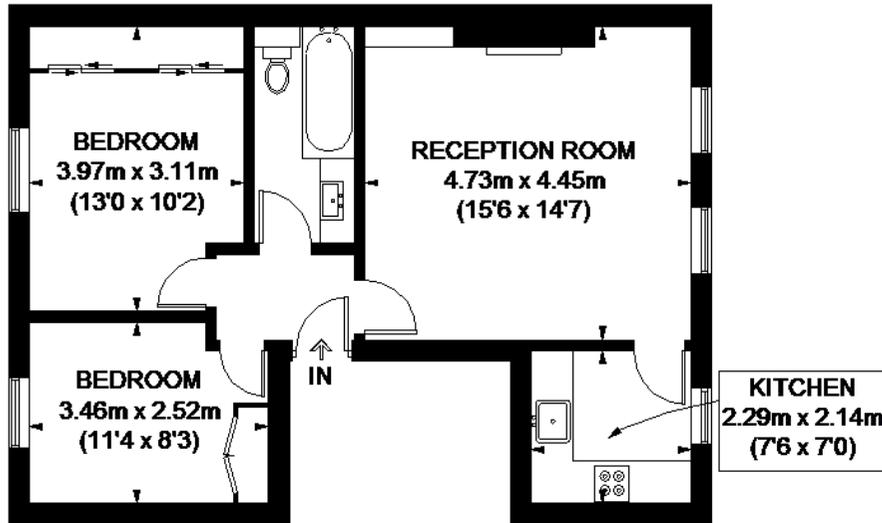
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LADBROKE GROVE



**SECOND FLOOR**



APPROXIMATE GROSS INTERNAL AREA  
596 SQ. FT. (55.4 SQ. M.)

*This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, angles and component locations before making any decisions reliant upon them. Please be advised that if Hampton International / our agents have not seen or reviewed any building regulations or planning permissions in relation to works carried out to the property (E222824)*

**Energy Performance Certificate**

**SAP**

Dwelling type: Mid-floor flat  
 Date of assessment: 17 December 2013  
 Date of certificate: 18 December 2013  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 54 m<sup>2</sup>

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:	£ 2,181
Over 3 years you could save	£ 1,050

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 126 over 3 years	
Heating	£ 1,218 over 3 years	£ 681 over 3 years	
Hot Water	£ 540 over 3 years	£ 324 over 3 years	
<b>Totals</b>	<b>£ 2,181</b>	<b>£ 1,131</b>	<b>You could save £ 1,050 over 3 years</b>

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

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		
H		

Current: 78  
Potential: 68

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	£ 258	✓
2 Increase hot water cylinder insulation	£16 - £30	£ 138	✓
3 Draught proofing	£60 - £120	£ 66	✓

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/homeenergy](http://www.direct.gov.uk/homeenergy) 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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