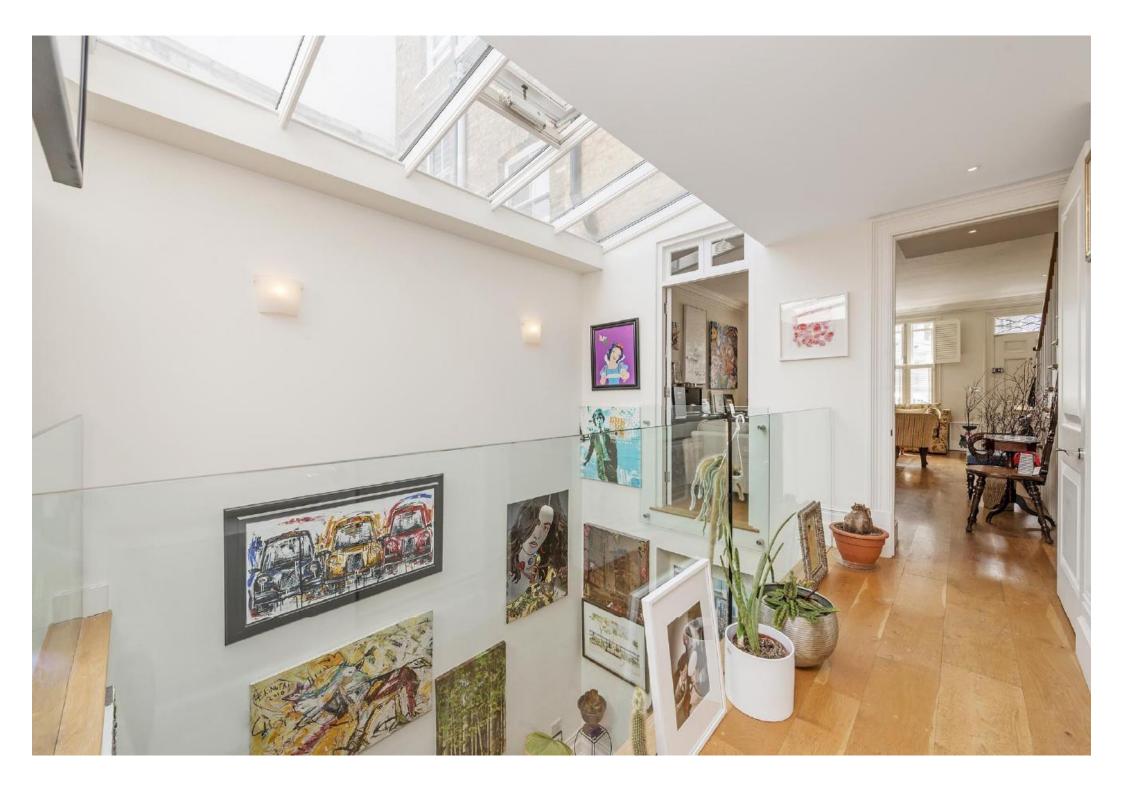


Princedale Road, Holland Park, W11









Princedale Road, Holland Park, W11 £4,250,000 Freehold

Magnificent reception space includes a fabulous double height studio room that floods the property with natural light. Versatile bedroom accommodation includes generous master and guest suites. A spectacular roof garden enjoys wonderful views.

- Dramatic interior
- Versatile accomodation
- Fabulous roof garden
- Excellent location
- EPC rating D

An exceptional property resulting from the integration of two houses on this sought after Holland Park road.

For more information or to arrange a viewing please contact:

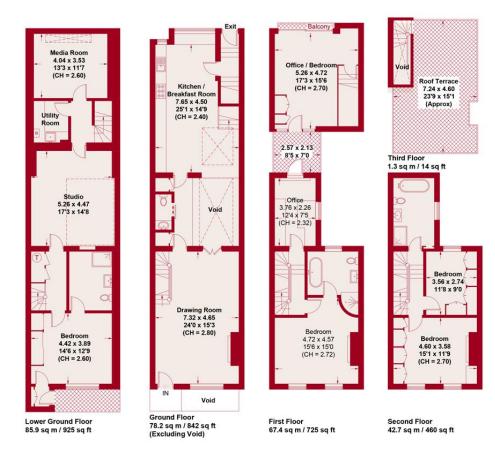
Holland Park

128 Holland Park Avenue Holland Park, W11 4UE 0203 542 2111 hollandpark.sales@kfh.co.uk

Kinleigh Folkard & Hayward

kfh.co.uk







Energy Performance Certificate

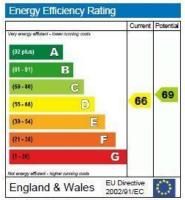


Princedale Road LONDON W11 Dwelling type: Mid-terrace house
Date of assessment: 07-Apr-2011
Date of certificate: 11-Apr-2011

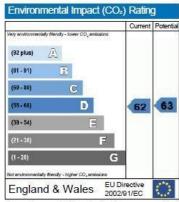
Type of assessment: RdSAP, existing dwelling

Total floor area: 273 m

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 (CO₃) emissions.



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 (CO_2) 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 |
|---------------------|---|
| 198 kWh/m² per year | 190 kWh/m² per year |
| 9.0 tonnes per year | 8.7 tonnes per year |
| £310 per year | £155 per year |
| £1283 per year | £1319 per year |
| £182 per year | £182 per year |
| | 198 kWh/m² per year 9.0 tonnes per year £310 per year £1283 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 temperature, 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.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checkshow be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.