



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 accommodation
- Fabulous roof garden
- Excellent location
- EPC rating D

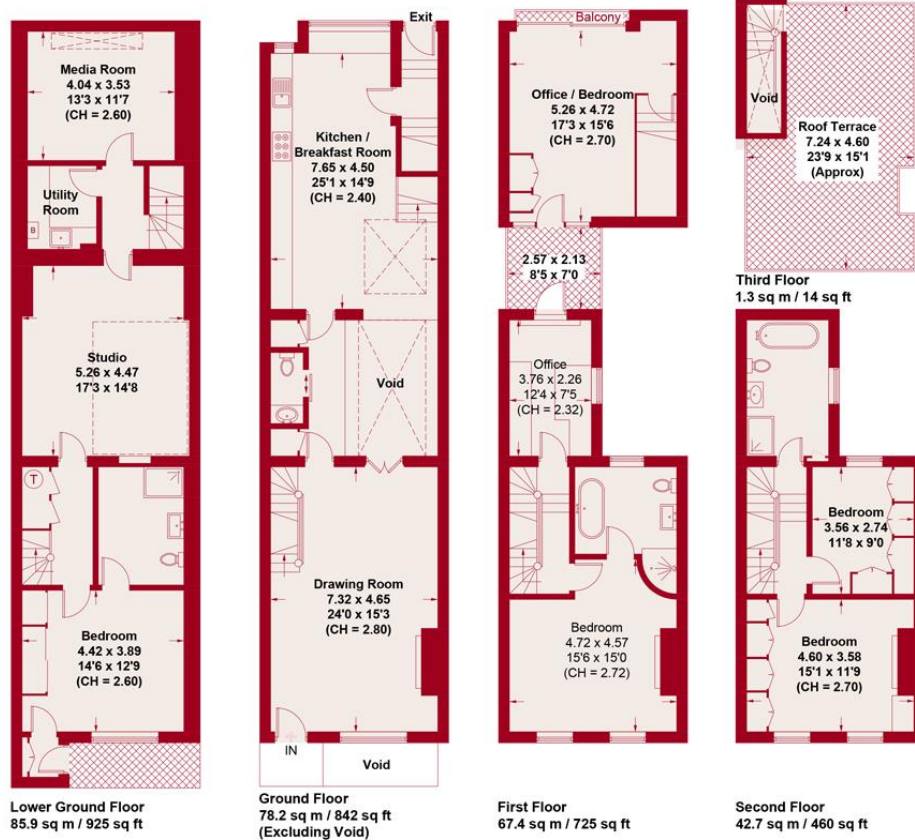
An exceptional property resulting from the integration of two houses on this sought after Holland Park road.

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



Princedale Road
Approximate Gross Internal Area = 275.5 sq m / 2966 sq ft
(Excluding Void)



Illustration for Identification Purpose Only. Not to Scale.

Energy Performance Certificate

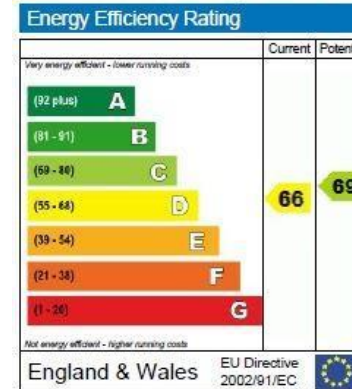


Princedale Road
LONDON
W11

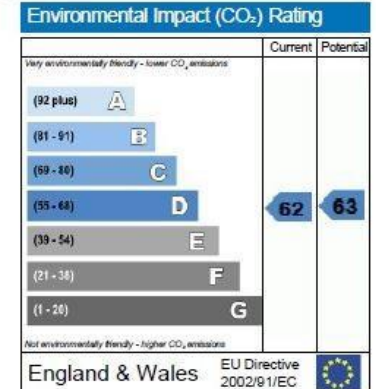
Dwelling type: Mid-terrace house
Date of assessment: 07-Apr-2011
Date of certificate: 11-Apr-2011

Type of assessment: RdSAP, existing dwelling
Total floor area: 273 m²

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 (CO₂) 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 (CO₂) 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
Energy use	198 kWh/m ² per year	190 kWh/m ² per year
Carbon dioxide emissions	9.0 tonnes per year	8.7 tonnes per year
Lighting	£310 per year	£155 per year
Heating	£1283 per year	£1319 per year
Hot water	£182 per year	£182 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.