



Princedale Road, *Holland Park*, W11





**Princedale Road,
Holland Park, W11**
£2,550,000
Freehold

Flexible accommodation is currently arranged to provide three bedrooms served by two bathrooms, a first floor formal reception room with magnificent westerly aspect windows and a huge kitchen/breakfast room occupying the whole of the ground floor.

- Sought after location
- Beautifully presented
- Bright interior
- Exceptional roof garden
- Garage
- Potential to extend S.T.P
- EPC rating E

A beautifully presented house offering fabulous reception space and a glorious roof garden.

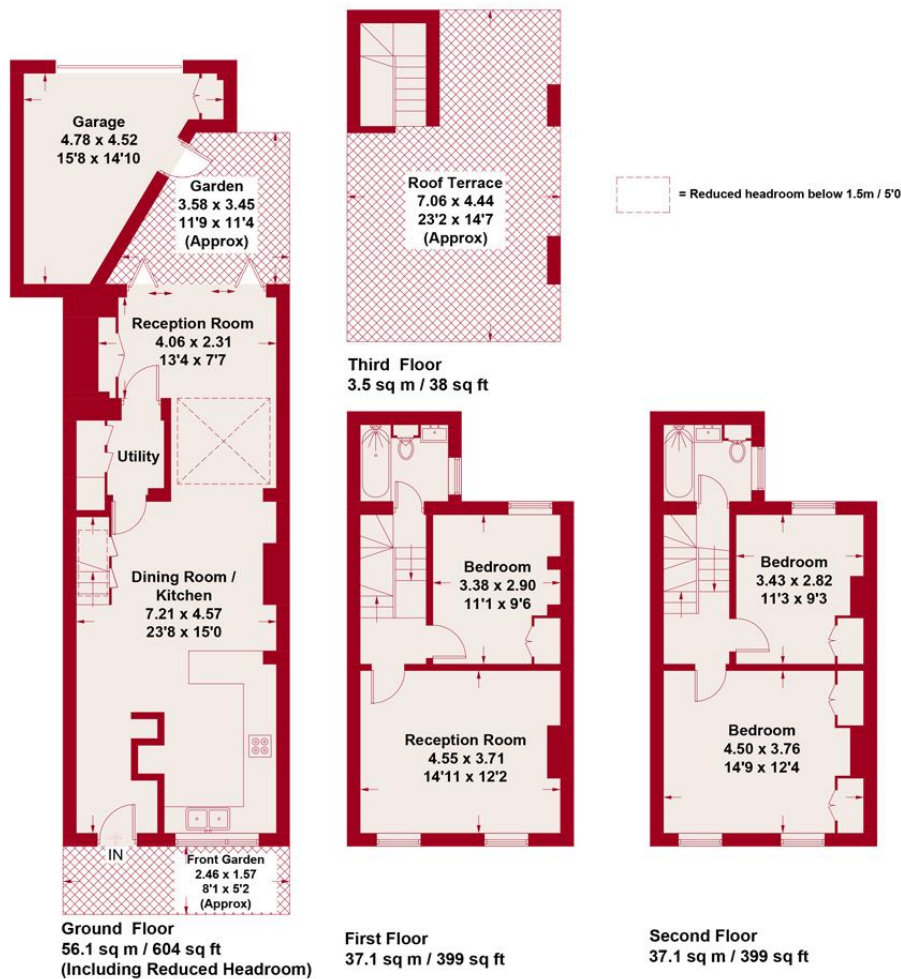
For more information or to arrange a viewing please contact:

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

Kinleigh Folkard & Hayward

kfh.co.uk

COMPLETELY LONDON



Princedale Road
Approximate Gross Internal Area = 132.7 sq m / 1429 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 1.1 sq m / 11 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 148.5 sq m / 1598 sq ft



Illustration for Identification Purpose Only. Not to Scale.

Energy Performance Certificate



Princedale Road, LONDON, W11

Dwelling type: Mid-terrace house
 Date of assessment: 20 September 2017
 Date of certificate: 20 September 2017
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 126 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

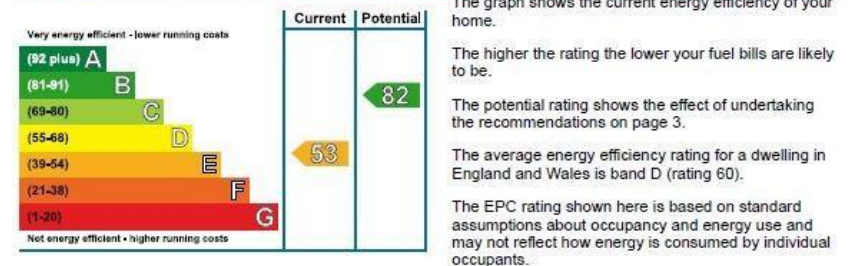
Estimated energy costs of dwelling for 3 years:	£ 4,017
Over 3 years you could save	£ 1,887

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 438 over 3 years	£ 222 over 3 years	
Heating	£ 3,153 over 3 years	£ 1,647 over 3 years	
Hot Water	£ 426 over 3 years	£ 261 over 3 years	
Totals	£ 4,017	£ 2,130	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 468	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 744	✓
3 Draught proofing	£80 - £120	£ 72	✓

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.