

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:

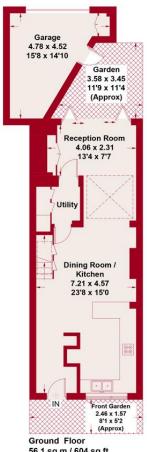
## **Holland Park**

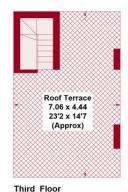
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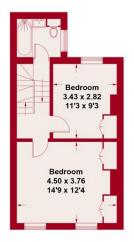






= Reduced headroom below 1.5m / 5'0





56.1 sq m / 604 sq ft (Including Reduced Headroom)

First Floor 37.1 sq m / 399 sq ft

Second Floor 37.1 sq m / 399 sq ft

**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 kfh.co.uk 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**

Estimated energy costs of dwelling for 3 years:

Totals £ 4.017



£4.017

over 3 years

#### Princedale Road, LONDON, W11

Dwelling type: Mid-terrace house

Date of assessment: 20 September 2017 Type of assessment: RdSAP, existing dwelling

Date of certificate: 20 September 2017 Total floor area: 126 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

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	You could	
Hot Water	£ 426 over 3 years	£ 261 over 3 years	save £ 1 887	

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.

€ 2,130

## **Energy Efficiency Rating**



The graph shows the current energy efficiency of your

The higher the rating the lower your fuel bills are likely

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

# Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	
1 Flat roof or sloping ceiling insulation	£850 - £1,500 £ 468	£ 468	
2 Internal or external wall insulation	£4,000 - £14,000	£ 744	0
3 Draught proofing	£80 - £120	£ 72	0

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.

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 charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should 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.