



Leamington Road Villas, *Notting Hill, W11*







**Leamington Road  
Villas,  
Notting Hill, W11  
POA**

**Freehold**

Moments from Westbourne Grove and central Notting Hill with its world renowned boutique shopping, restaurants and bars. The house has been subject to a major refurbishment by the current owners and now provides flexible, light filled accommodation throughout.

- Grand proportions
- Fabulous natural light
- Fully refurbished
- Lateral reception space
- Landscaped garden
- Flexible accommodation
- Central Notting Hill
- EPC Rating D

A magnificent, beautifully refurbished house offering exceptional reception space, generous bedroom accommodation and a great 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**



Energy Performance Certificate

Leamington Road Villas, LONDON, W11

Dwelling type:Mid-terrace house

Date of assessment:23 May 2018

Date of certificate:24 May 2018

Type of assessment:RdSAP, existing dwelling

Total floor area:316 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:

£ 6,468

Over 3 years you could save

£ 1,479

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 684 over 3 years	£ 381 over 3 years	<div>You could save £ 1,479 over 3 years</div>
Heating	£ 5,358 over 3 years	£ 4,182 over 3 years	
Hot Water	£ 426 over 3 years	£ 426 over 3 years	
Totals	£ 6,468	£ 4,989	

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

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
62	74

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).

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,152
2 Draught proofing	£80 - £120	£ 75
3 Low energy lighting for all fixed outlets	£40	£ 252

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](http://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.

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Lower Ground Floor  
72.2 sq m / 777 sq ft

Ground Floor  
69.8 sq m / 751 sq ft

First Floor  
63.7 sq m / 686 sq ft

Second Floor  
61.7 sq m / 664 sq ft

Third Floor  
46.6 sq m / 502 sq ft  
(Including Reduced Headroom)

Legend: = Reduced headroom below 1.5m / 5'0"

Leamington Road Villas  
Approximate Gross Internal Area = 312.6 sq m / 3365 sq ft  
Reduced Headroom = 1.4 sq m / 15 sq ft  
Total = 314 sq m / 3380 sq ft

Illustration for Identification Purpose Only. Not to Scale.

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.