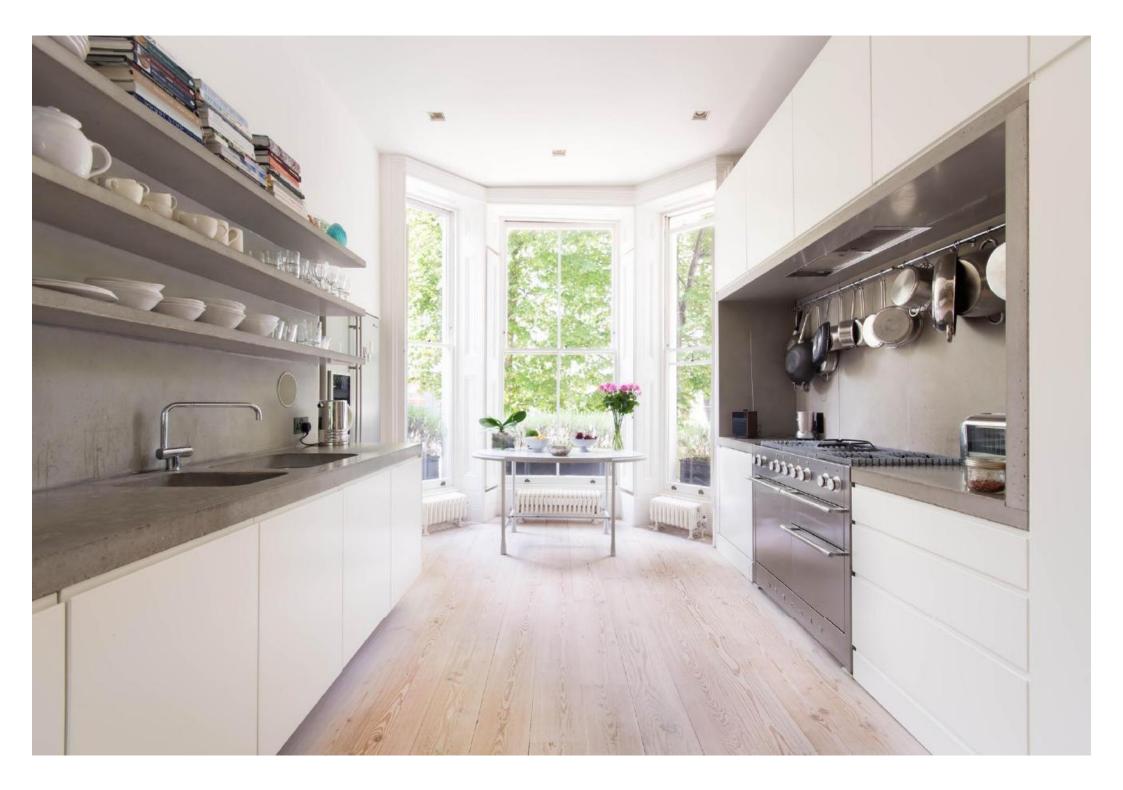


Leamington Road Villas, Notting Hill, W11









Leamington Road Villas, Notting Hill, W11 POA

Freehold

Moments from Westbourne Grove and central Notting Hill with its world renown 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 accomodation
- Central Notting Hill
- EPC Rating D

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

Kinleigh Folkard & Hayward

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

kfh.co.uk





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.

kfh.co.uk





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 m²

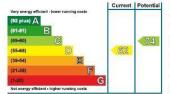
Use this document to:

- · 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: Over 3 years you could save			£ 6,468 £ 1,479	
				Estimated energy costs of this home
	Current costs	Potential costs	Potential future savings	
Lighting	£ 684 over 3 years	£ 381 over 3 years		
Heating	£ 5,358 over 3 years	£4,182 over 3 years	You could	
Hot Water	£ 426 over 3 years	£ 426 over 3 years	save £ 1,479	
Totals	€ 6,468	€ 4,989	over 3 years	

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



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 average energy efficiency rating for a dwelling in

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

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

Recommended measures	Indicative cost	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 mo www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal m

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