



Palace Gate, Kensington, W8





**Palace Gate,
Kensington, W8**
£3,000,000
Shared Freehold

Palace Gate is a prime Kensington address within moments of Kensington Gardens and Hyde Park. The property is also well-situated for access to the amenities and transport links of Kensington High Street and Gloucester Road.

- Three bedrooms
- Two bathrooms
- Lift
- Balcony
- Plenty of natural light
- Interior designed
- Share of freehold
- EPC rating D

A stunning three double bedroom flat on the third floor (with lift) of this period building that has been renovated to a very high standard and benefits from high ceilings and a balcony.

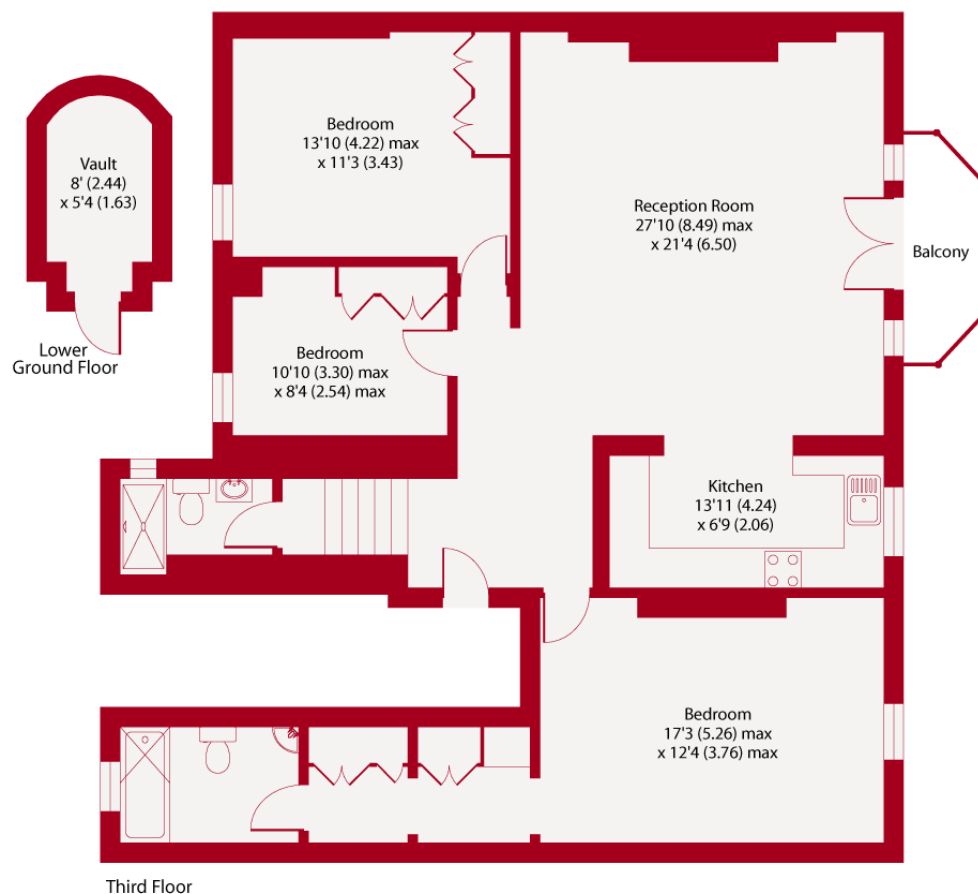
For more information or to arrange a viewing please contact:

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COMPLETELY LONDON



Palace Gate W8

kfh.co.uk Gross Internal Floor Area 1301 sqft 120.8 sqm (includes vault)

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

Energy Performance Certificate



Palace Gate, LONDON, W8

Dwelling type: Mid-floor flat
 Date of assessment: 27 September 2016
 Date of certificate: 28 September 2016
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 116 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

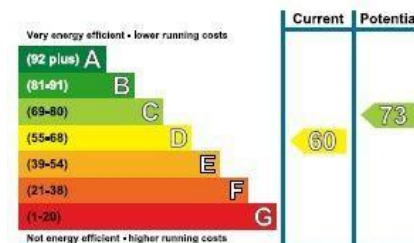
Estimated energy costs of dwelling for 3 years:	£ 3,432
Over 3 years you could save	£ 1,230

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 441 over 3 years	£ 222 over 3 years	<p>You could save £ 1,230 over 3 years</p>
Heating	£ 2,568 over 3 years	£ 1,557 over 3 years	
Hot Water	£ 423 over 3 years	£ 423 over 3 years	
Totals	£ 3,432	£ 2,202	

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 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	£ 876
2 Draught proofing	£80 - £120	£ 30
3 Low energy lighting for all fixed outlets	£50	£ 177

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.

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