



Kensington High Street, *Holland Park*, W14





**Kensington High
Street,
Holland Park, W14
£700,000
Leasehold**

The property is flooded with natural light, benefits from a excellent storage facilities and a separate kitchen. The Building has communal hot water and heating and a day porter.

- Portered Building
- Great Location
- Spacious Accommodation
- Lift Access
- Top Floor
- EPC rating E

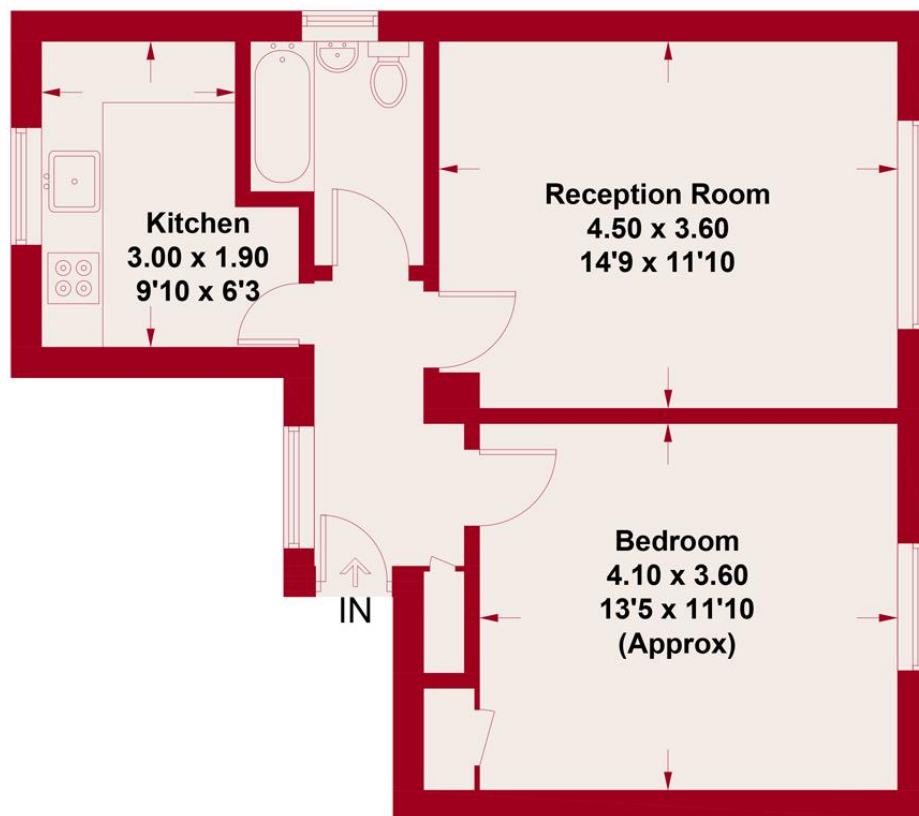
A spacious apartment in a sought after and well maintained building. Moments from excellent transport links and the world famous shopping of Kensington High Street.

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



Seventh Floor



Kenton Court
Approximate Gross Internal Area = 47.8 sq m / 514 sq ft

Illustration for Identification Purpose Only. Not to Scale.

Energy Performance Certificate



Kenton Court, Kensington High Street, LONDON

Dwelling type: Top-floor flat
Date of assessment: 21 September 2017
Date of certificate: 22 September 2017
Type of assessment: RdSAP, existing dwelling
Total floor area: 46 m²

Use this document to:

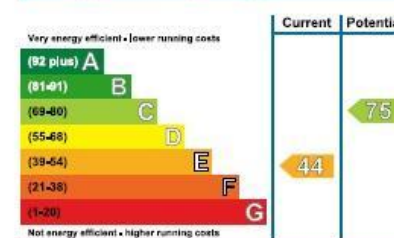
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,601
Over 3 years you could save	£ 1,473

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 102 over 3 years	 You could save £ 1,473 over 3 years
Heating	£ 2,103 over 3 years	£ 708 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	£ 2,601	£ 1,128	

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	Available with Green Deal
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 669	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 741	✓
3 Low energy lighting for all fixed outlets	£15	£ 66	

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.