

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:

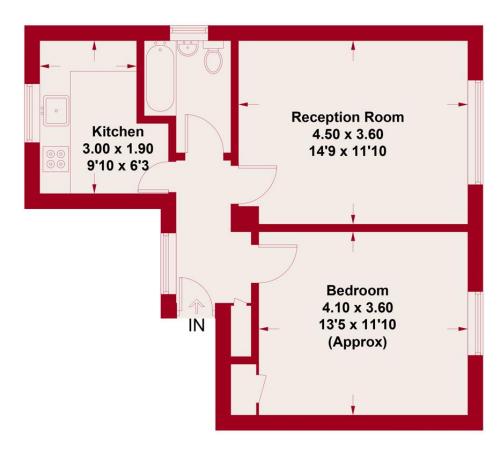
Holland Park

128 Holland Park Avenue Holland Park, W11 4UE 0203 542 2111 hollandpark.sales@kfh.co.uk

Kinleigh Folkard & Hayward

kfh.co.uk





Seventh Floor



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.

Energy Performance Certificate



Kenton Court, Kensington High Street, LONDON

Dwelling type: Top-floor flat

Date of assessment: 21 September 2017 Type of assessment: RdSAP, existing dwelling

Date of certificate: 22 September 2017 Total floor area: 46

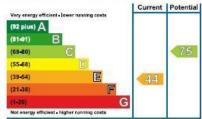
Use this document to:

- . 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			£ 2,601 £ 1,473		
					Estimated energy costs of this home
	Current costs	Potential costs	Potential future savings		
Lighting	£ 180 over 3 years	£ 102 over 3 years			
Heating	£ 2,103 over 3 years	£ 708 over 3 years	You could		
Hot Water	£ 318 over 3 years	£ 318 over 3 years	save £ 1,473		
Totals	£ 2,601	£ 1,128	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 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	£ 689	0
2 Internal or external wall insulation	£4,000 - £14,000	£ 741	0
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-scalulator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.