



Stanley Gardens London W11

£1,250 per week - Available Now

HAMPTONS
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Beyond your expectations

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SHORT LET: An artists dream holiday home - this fantastic lateral first floor apartment with its own balcony and access to residents communal gardens is an incredible shortlet

SHORT LET | Double Bedroom | Bathroom | Communal Garden | Balcony.

Description

SHORT LET: An artists dream holiday home - this fantastic lateral first floor apartment with its own balcony and access to residents communal gardens is bathed in incredible light and benefits from it's period first floors breathtakingly high walls covered in the owners wonderful art collection.

Situation

The smart white stucco styled pillard entrance of this builing on Stanley Gardens is on one of Notting Hills finest streets is excellently positioned for the amenities of Notting Hill and Holland Park.

Furnishing

Furnished



Bedroom



Bathroom

Hamptons Notting Hill Lettings

301 Westbourne Grove, Notting Hill

London W11 2QA

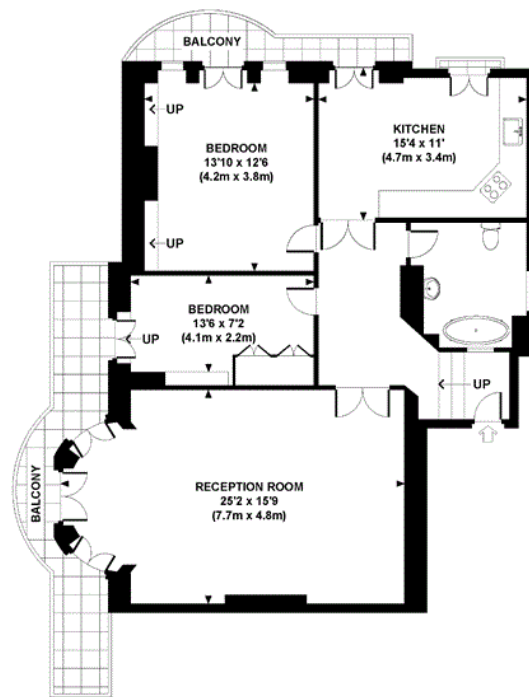
Tel: 020 7034 0405 - nottinghilllettings@hamptons-int.com

www.hamptons.co.uk

Floorplan

STANLEY GARDENS, W11

Approx. gross internal area
1057 Sq.Ft. / 98.2 Sq.M.



FIRST FLOOR

All measurements are approximate and for the purchaser's use only. All rights reserved by the RICS. Copy of measurement report available on request. See www.rics.org.uk for more information.

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Energy Performance Certificate (EPC)

Energy Performance Certificate



Dwelling type: Mid-floor flat

Date of assessment: 23 February 2009

Date of certificate: 24 February 2009


Total floor area: 86 m²

This home's performance is rated in terms of its energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	51	54	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



EU Directive 2002/91/EC

England & Wales

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.




EU Directive 2002/91/EC

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	399 kWh/m ² per year	391 kWh/m ² per year
Carbon dioxide emissions	5.7 tonnes per year	5.6 tonnes per year
Lighting	£85 per year	£42 per year
Heating	£736 per year	£749 per year
Hot water	£126 per year	£126 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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