



4 Clement House, 135 Dalgarno Gardens, W10

Delightful flat on the first floor of this stylish Grade II Listed building which has been re-configured over three floors and has great character. The property benefits from contemporary style and wooden flooring in most areas. Dalgarno Gardens is located just off Barlby Road, in North Kensington within minutes of the Kensington Memorial Park. The local bus routes on Ladbroke Grove are moments away with the nearest Underground being Ladbroke Grove Station.

£475,000 Subject to Contract
LEASEHOLD

020 8960 0181

59 St Helen's Gardens, London, W10 6NL

...values that you'll love

ACCOMMODATION AND AMENITIES

Reception Room : Kitchen : Two Bedrooms : Bathroom : Study



TERMS - As advised by the Vendor:

TENURE: Leasehold

ASKING PRICE: £475,000 Subject to Contract

LEASE LENGTH: 86 Years

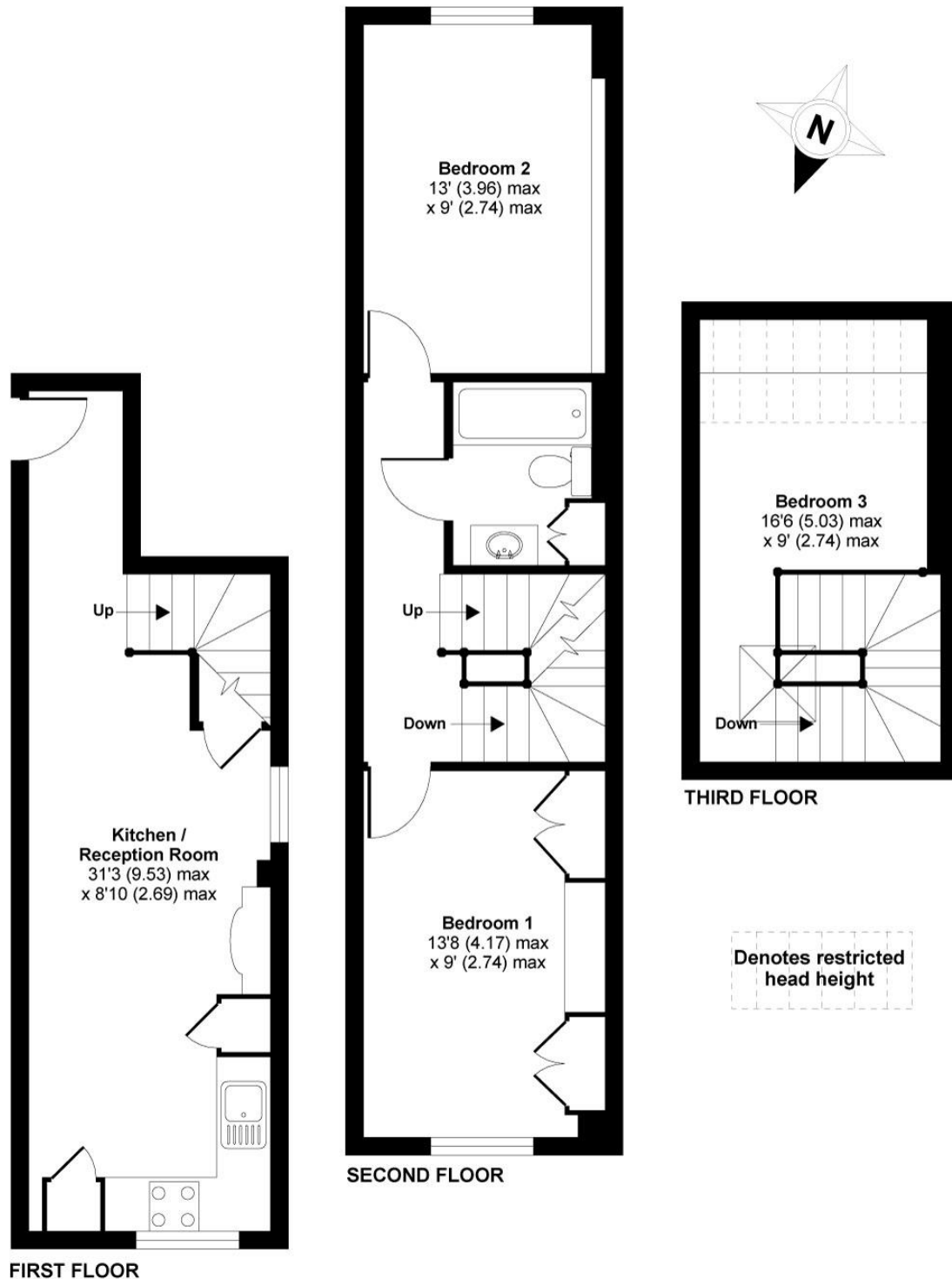
SERVICE CHARGE: £94.49 PCM

GROUND RENT: TBC

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

Clement House, Dalgarno Gardens, London, W10

APPROX. GROSS INTERNAL FLOOR AREA 684 SQ FT 63.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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 total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Performance Certificate

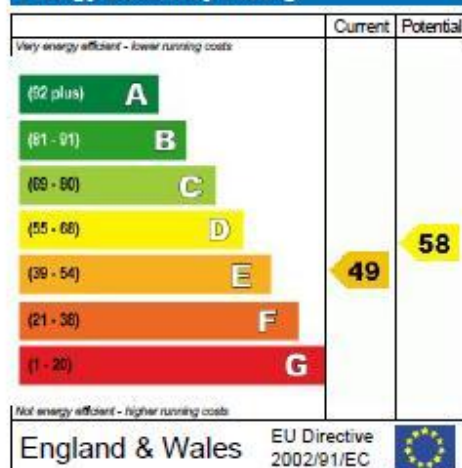


Flat 4 Clement House
135, Dalgarno Gardens
LONDON
W10 5JB

Dwelling type: Top-floor flat
Date of assessment: 15 July 2011
Date of certificate: 16 July 2011
Reference number: 9758-4062-6243-8789-5930
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

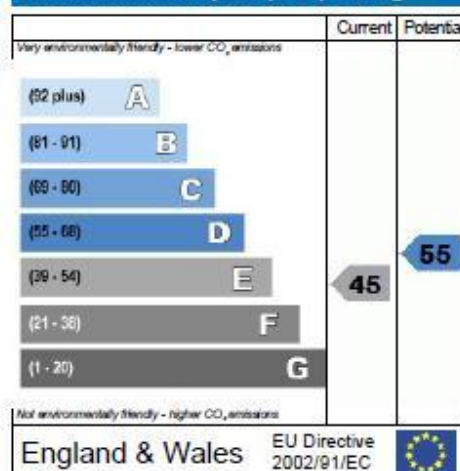
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a 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.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	362 kWh/m ² per year	287 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	3.9 tonnes per year
Lighting	£81 per year	£40 per year
Heating	£807 per year	£672 per year
Hot water	£90 per year	£80 per year

You could save up to £186 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.