



Kensington Park Gardens, W11

On the raised ground floor of an elegant building on arguably the best street in Notting Hill the flat has its own grand entrance and direct access to Stanley Gardens South. The flat has been redesigned with superb attention to detail in an effort to maximise the space, retain the beautiful period features and introduce luxurious contemporary finishes to satisfy the highest expectations. In addition to a superb master suite which overlooks the gardens there is an extravagant mezzanine area which doubles as a study or occasional bedroom. There is also a guest cloakroom and modern kitchen that opens directly onto the communal gardens. The Grade II listed living room with original features and fantastic proportions has a working fireplace. The house was originally the home of Peter Llewelyn Davies who J M Barrie befriended, later adopted and who was the inspiration for his Peter Pan novels.

1 Bedroom | 1 Reception | 1 Bathroom

£1,200 per week

Notting Hill Lettings

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020 7221 2277

lettings@mountgrangeheritage.co.uk

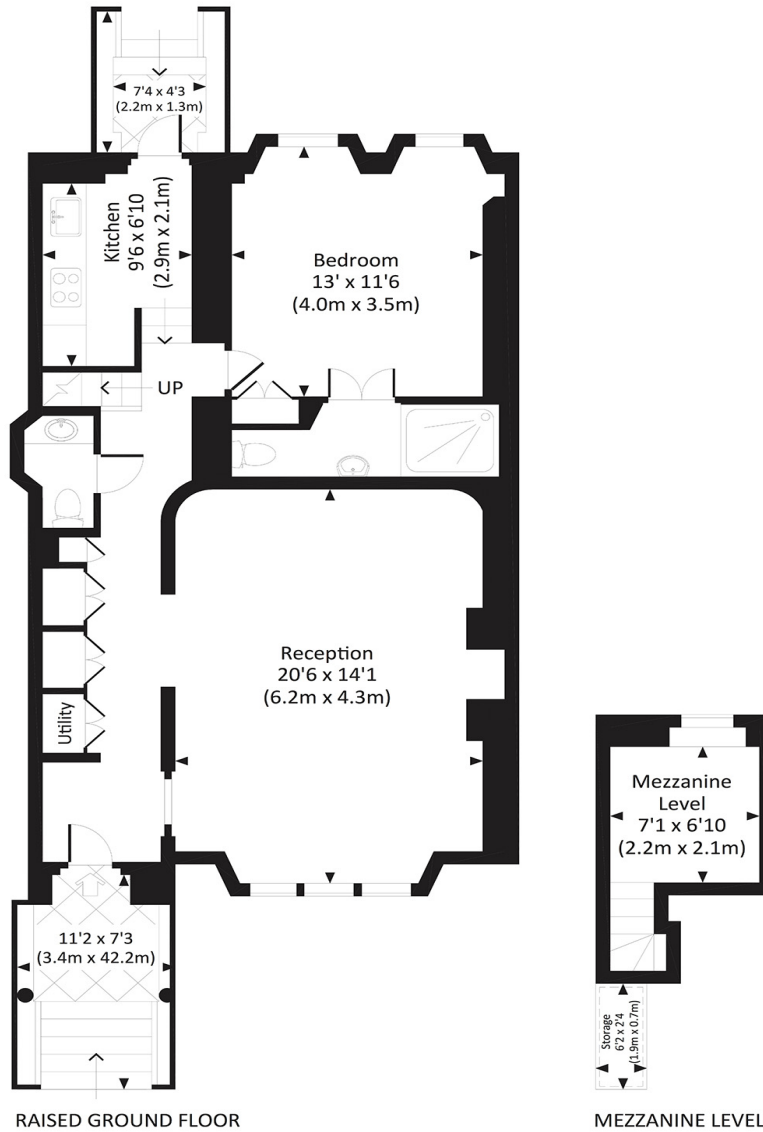
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KENSINGTON PARK GARDENS, W11

Approx. gross internal area

848 Sq.Ft. / 78.8 Sq.M.

862 Sq.Ft. / 80.1 Sq.M. Inc. Restricted Height Area (Storage)



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2015 www.dowlingjones.com 020 7610 9933

Energy Performance Certificate



Kensington Park Gardens, LONDON, W11

Dwelling type: Mid-floor flat
 Date of assessment: 26 March 2014
 Date of certificate: 26 March 2014
 Reference number: 8407-7462-0129-3727-7743
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 69 m²

Use this document to:

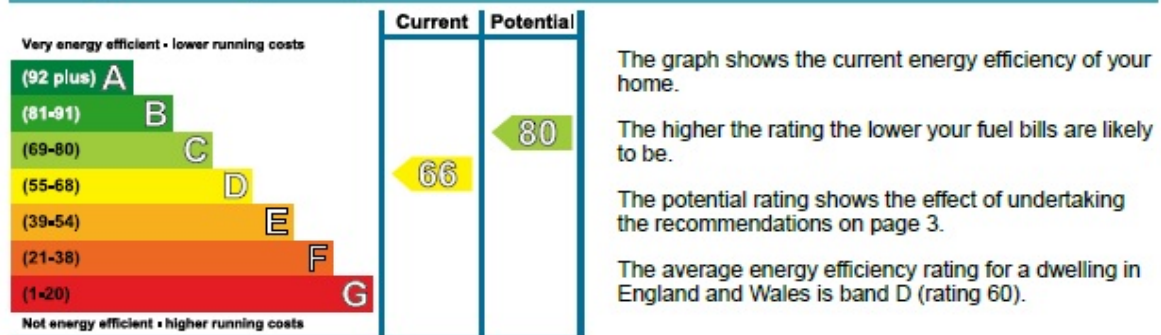
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,049
Over 3 years you could save	£ 864

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 135 over 3 years	
Heating	£ 1,497 over 3 years	£ 795 over 3 years	
Hot Water	£ 288 over 3 years	£ 255 over 3 years	
Totals	£ 2,049	£ 1,185	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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 Internal or external wall insulation	£4,000 - £14,000	£ 381	
2 Draught proofing	£80 - £120	£ 33	
3 Low energy lighting for all fixed outlets	£50	£ 108	

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.