



Pavilion Terrace, Wood Lane, W12

£900,000 Leasehold

A stunning maisonette with its own private entrance forming the upper part of an Edwardian house. Arranged over the first and second floors this property has been tastefully refurbished to create a bright and spacious oasis which includes two double bedrooms, two bathrooms, one of which is en suite, reception room, study/single bedroom, and a large kitchen/dining room. Pavilion Terrace is moments away from the exciting redevelopment of the BBC Centre and White City, including the anticipated arrival of Soho House, is very close by, as are the underground stations at Ladbroke Grove and Latimer Road. The fabulous amenities of Notting Hill, Golborne Road, Portobello Road and Westfield are also within easy reach.

1 Reception Room | 3 Bedrooms | 2 Bathrooms

North Kensington Office

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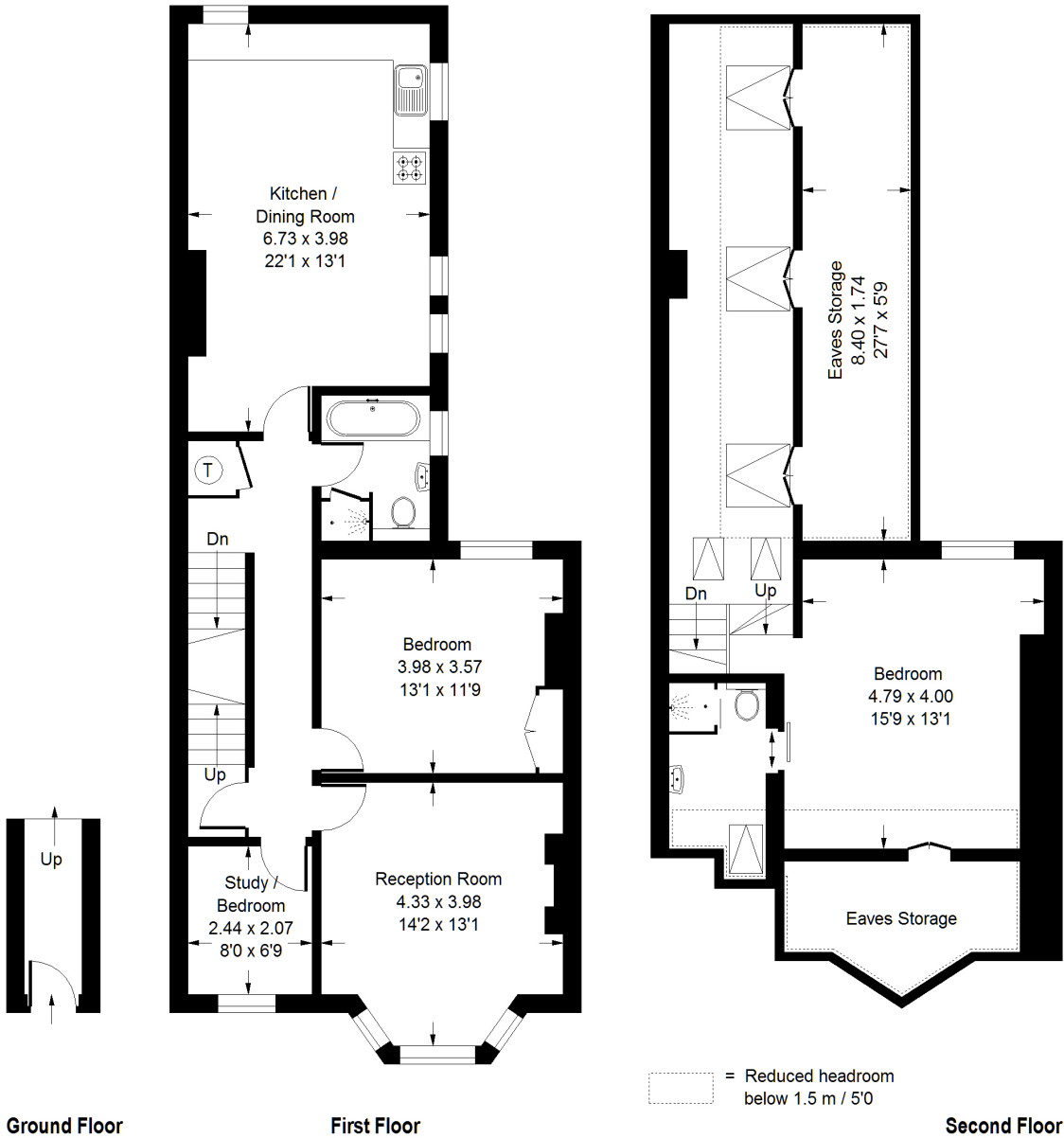
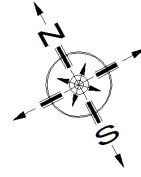
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Other offices Kensington - Notting Hill

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Approx. Gross Internal Area = 131.4 sq m / 1414 sq ft
 Eaves Storage = 22.1 sq m / 238 sq ft
 Total = 153.5 sq m / 1652 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.

Energy Performance Certificate



Pavilion Terrace, Wood Lane, LONDON

Dwelling type: Top-floor flat
Date of assessment: 24 February 2014
Date of certificate: 25 February 2014
Reference number: 8654-7122-2890-8024-7922
Type of assessment: RdSAP, existing dwelling
Total floor area: 149 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:	£ 5,733
Over 3 years you could save	£ 1,884

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	
Heating	£ 4,932 over 3 years	£ 3,204 over 3 years	
Hot Water	£ 543 over 3 years	£ 387 over 3 years	
Totals	£ 5,733	£ 3,849	

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 Internal or external wall insulation	£4,000 - £14,000	£ 519	✓
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 228	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 1,140	✓

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.

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.