



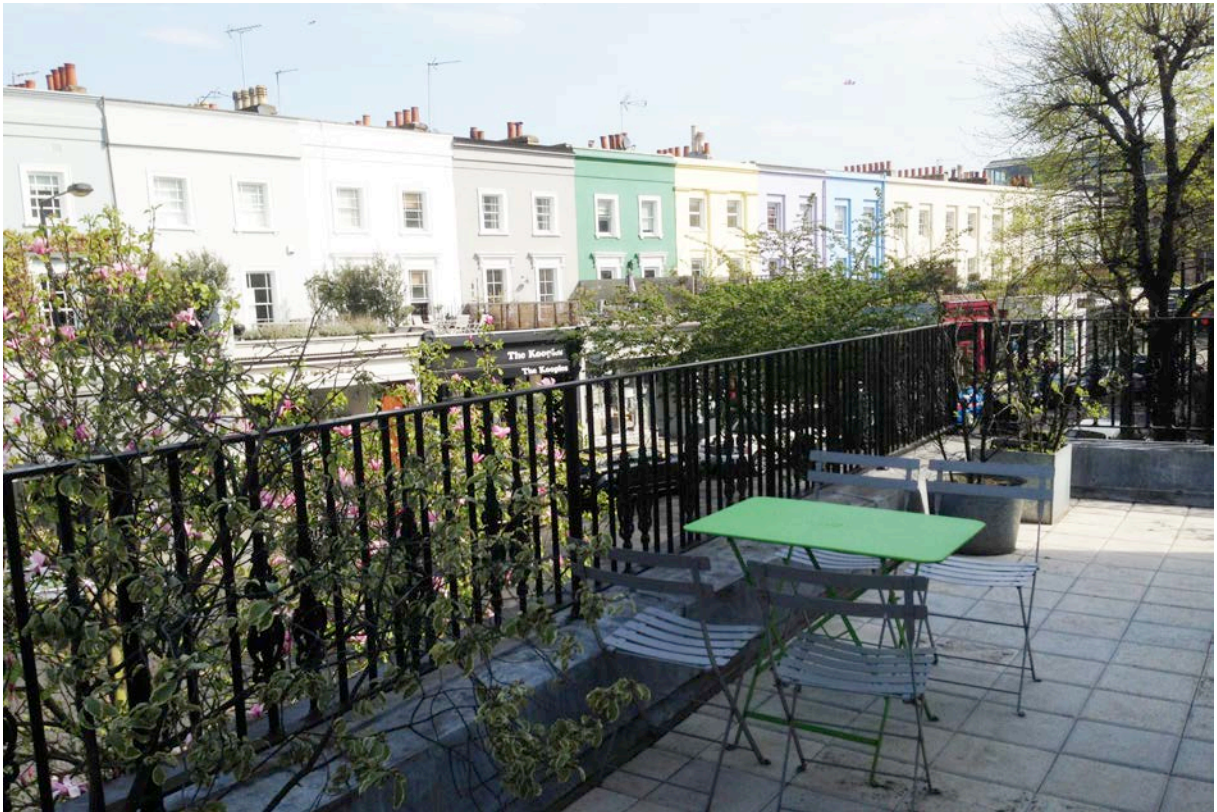
PEREDS

Portland House, Portland Road, Holland Park, London W11 4LA
telephone: +44 (0)20 7221 1404 fax: +44 (0)20 7229 0077

Lambton Place, W11

'a perfect pied-à-terre'

A delightful first floor flat with wrap-around roof terrace,
situated close to Westbourne Grove's and Notting Hill's finest bars,
restaurants and shops.



one double bedroom reception room
bathroom/WC kitchen
intruder alarm system
roof terrace

available furnished / unfurnished at £595 per week

Your attention is drawn to the important notice on the last page







23A Lambton Place, W11

Gross internal area (approx.)

50 Sq m (537 Sq ft)

For identification only. Not to Scale



Floor Plan by **capital group** 020 8671 7722



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Performance Certificate



23a Lambton Place, LONDON, W11 2SH

Dwelling type: Mid-floor flat
 Date of assessment: 02 February 2015
 Date of certificate: 02 February 2015
 Reference number: 0628-4060-7282-3325-8920
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 50 m²

Use this document to:

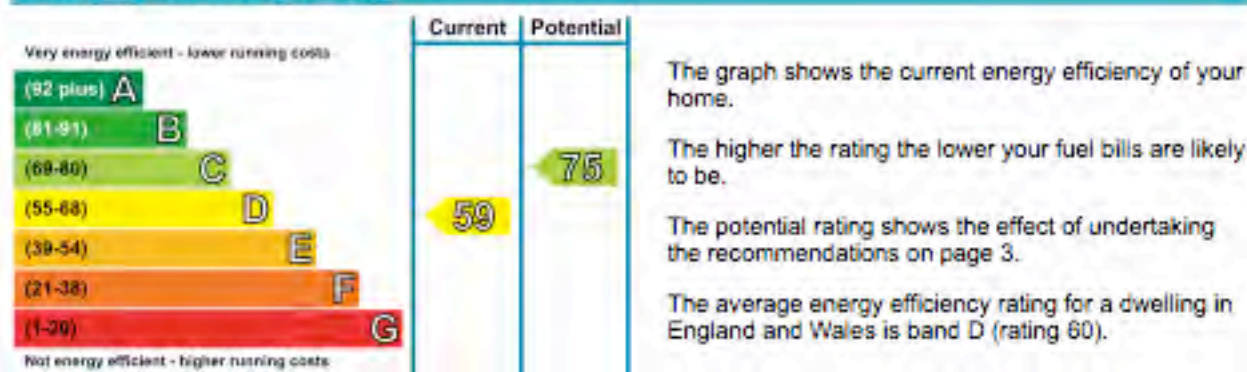
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,085
Over 3 years you could save	£ 861

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 105 over 3 years	
Heating	£ 1,587 over 3 years	£ 915 over 3 years	
Hot Water	£ 288 over 3 years	£ 204 over 3 years	
Totals	£ 2,085	£ 1,224	

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	£ 489	
2 Low energy lighting for all fixed outlets	£45	£ 87	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 153	

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.

Please be aware that descriptions of property are inevitably subjective. Those given here are intended to be fair and accurate, but they are prepared for guidance only and do not form a part of any offer or contract. No responsibility is taken for errors, omissions or mis-statements.

Areas, measurements or distances referred to are approximate only.

It should not be assumed that items shown in photographs will remain at the property.

Pereds make no representations nor give any warranty whatever either during negotiations, in particulars, or elsewhere.