



Shrewsbury Mews, W2

£580 per week Fees Apply

A delightful two bedroom house which benefits from a single garage is tucked away in a private and gated mews moments from Westbourne Grove. This property benefits from two double bedrooms with fitted storage, large entertaining space with an open-plan kitchen/reception room and a modern tiled bathroom with shower over bath. Single garage. Available furnished.

**2 Bedrooms | 1 Reception Room | 1 Bathroom | Kitchen
Furnished**

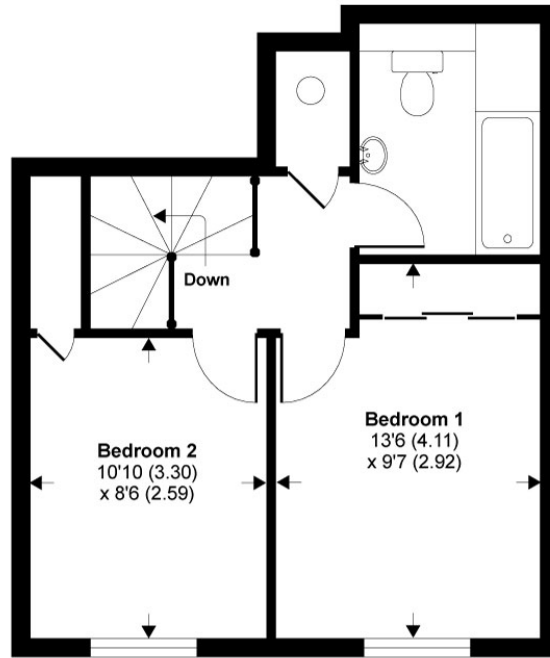
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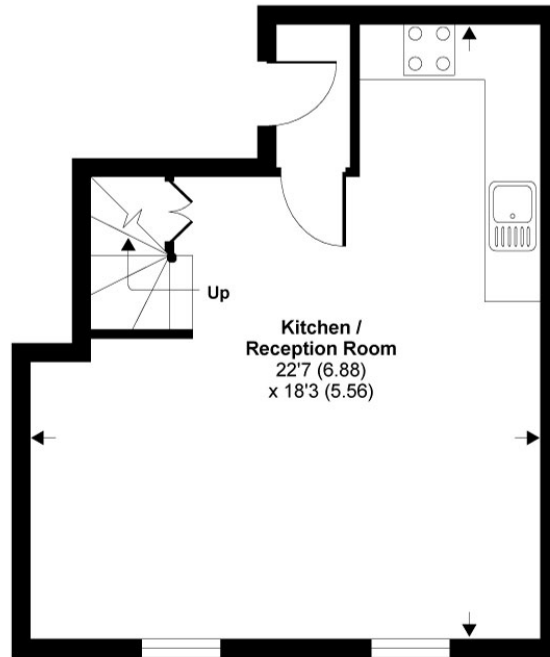
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Shrewsbury Mews, London, W2

APPROX. GROSS INTERNAL FLOOR AREA 697 SQ FT 64.8 SQ METRES



SECOND FLOOR



FIRST FLOOR

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.

Energy Performance Certificate



Shrewsbury Mews, LONDON, W2

Dwelling type: Mid-terrace house
Date of assessment: 11 May 2012
Date of certificate: 18 May 2012

Reference number:
Type of assessment: RdSAP, existing dwelling
Total floor area: 61 m²

Use this document to:

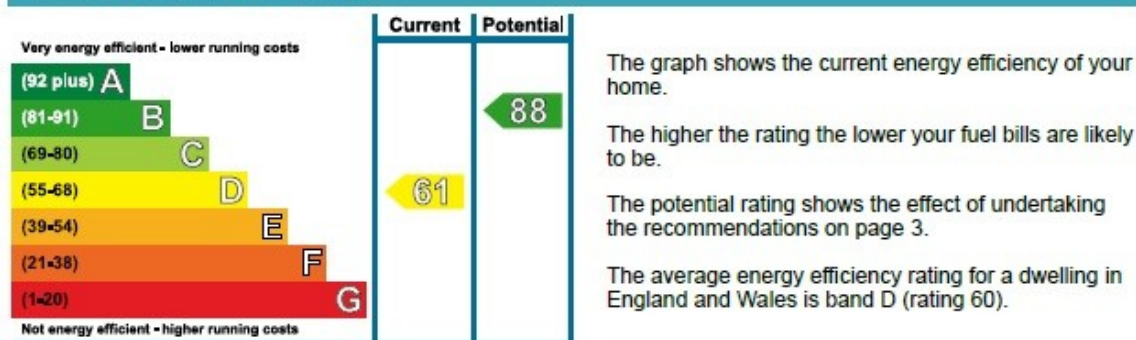
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,956
Over 3 years you could save	£ 753

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 105 over 3 years	
Heating	£ 1,371 over 3 years	£ 888 over 3 years	
Hot Water	£ 375 over 3 years	£ 210 over 3 years	
Totals	£ 1,956	£ 1,203	

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 Floor Insulation	£800 - £1,200	£ 123	
2 Draught proofing	£80 - £120	£ 45	
3 Low energy lighting for all fixed outlets	£50	£ 90	

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.

IMPORTANT NOTICE

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