



## Pembridge Villas, W11

**£550 per week** Fees Apply

Fabulous light and airy second floor flat which is contemporary in style. This property is on the corner of Portobello Road, two minutes walk from the Central Line tube station at Notting Hill Gate and only a short walk from Westbourne Grove.

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

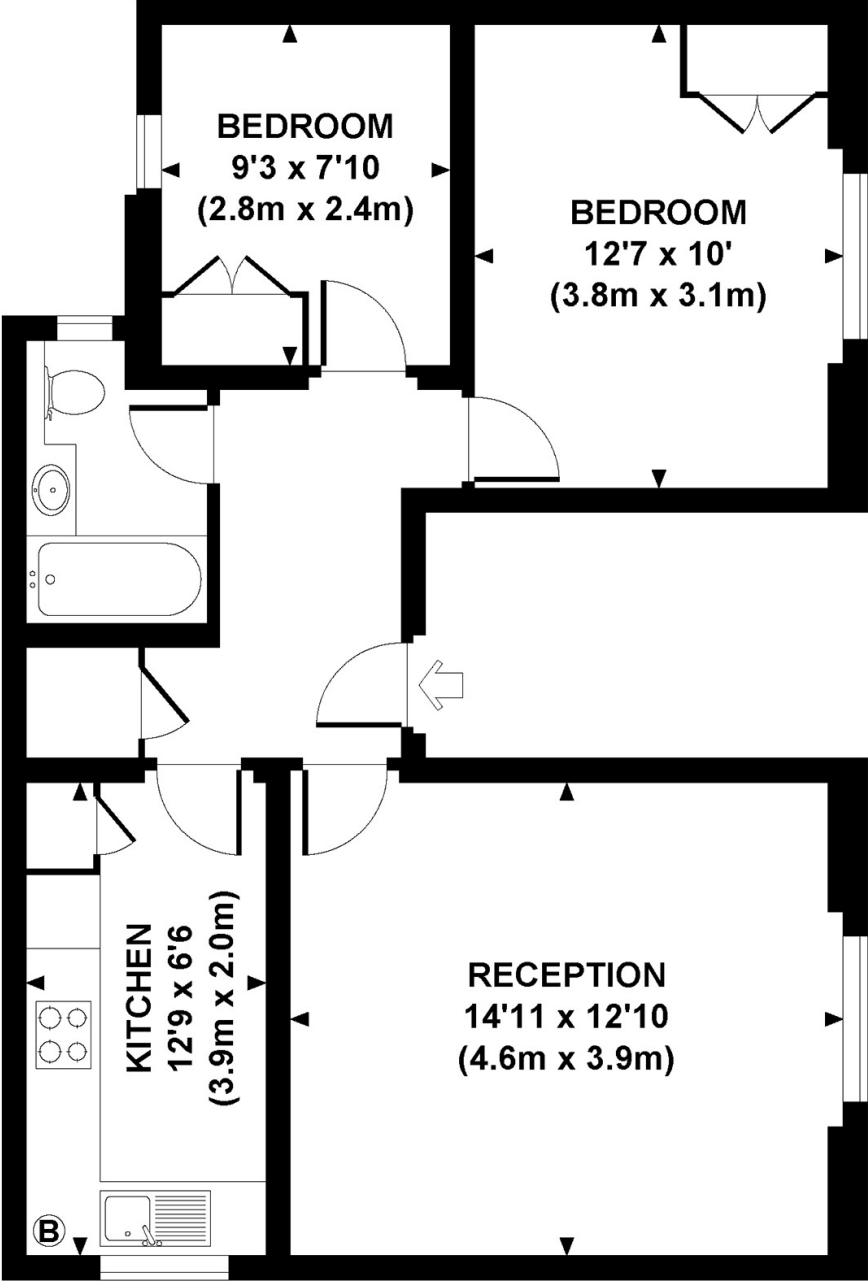
**Notting Hill Office**  
27 Kensington Park Road, London W11 2EU  
020 7221 2277  
[lettings.nhg@mountgrangeheritage.co.uk](mailto:lettings.nhg@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# PEMBRIDGE VILLAS, W11

Approx. gross internal area  
613 Sq Ft. / 57.0 Sq M.



## SECOND FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013 Dowling Jones Design [www.dowlingjones.com](http://www.dowlingjones.com) 020 7610 9933

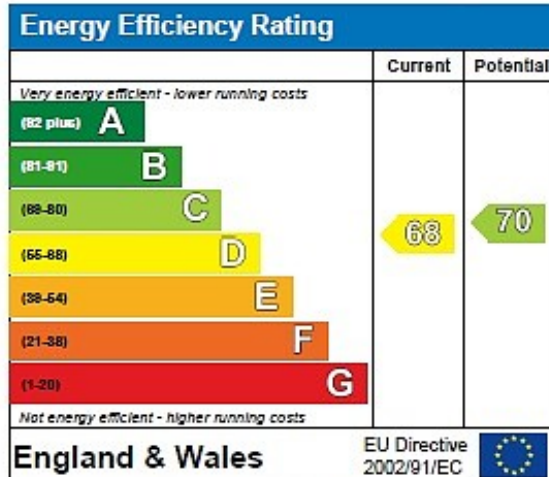
# Energy Performance Certificate



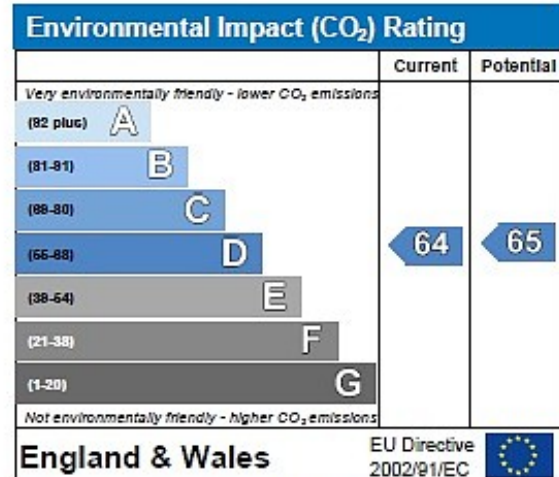
Flat , Pembridge Villas  
LONDON  
W11 3ET

Dwelling type: Mid-floor flat  
Date of assessment: 26 February 2009  
Date of certificate: 27 February 2009  
Reference number: 0254-2886-6924-0421-6631  
Total floor area: 54 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	298 kWh/m <sup>2</sup> per year	290 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.7 tonnes per year	2.6 tonnes per year
Lighting	£48 per year	£24 per year
Heating	£352 per year	£357 per year
Hot water	£64 per year	£64 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

### IMPORTANT NOTICE

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