



## Cornwall Gardens, SW7

£2,250 per week Fees Apply

A truly elegant, immaculately finished first floor apartment which benefits from pretty views of a prime garden square. The south facing property offers beautiful period features, fantastic ceiling height and original cornicing. The grand and spacious reception room has full length windows which open out onto a large portico balcony. There is an eat-in kitchen and two double bedrooms, each with their own en suite bathroom. Located in a quiet garden square within walking distance of Gloucester Road, High Street Kensington and Earl's Court underground stations.

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

### Kensington Office

13b Stratford Road, London W8 6RF  
020 7937 9976

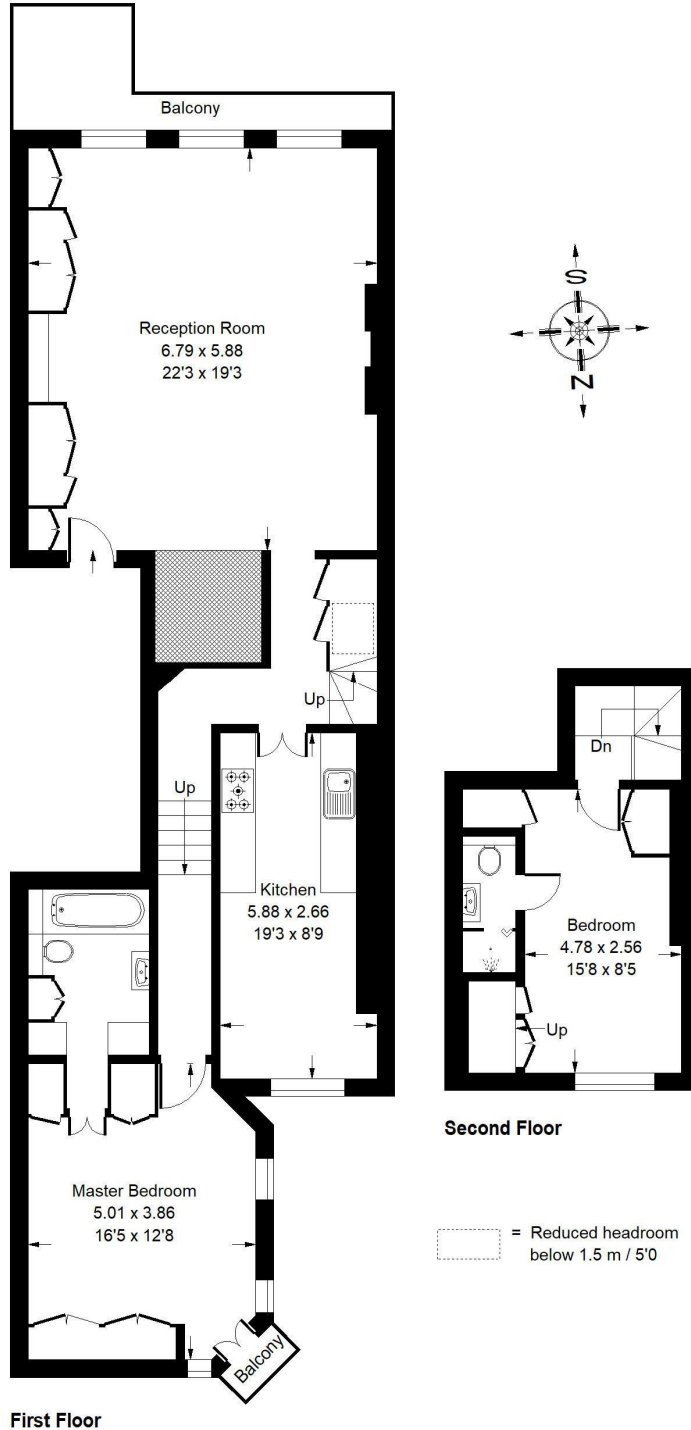
[lettings.ken@mountgrangeheritage.co.uk](mailto:lettings.ken@mountgrangeheritage.co.uk)

Other offices North Kensington - Notting Hill

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

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Approx. Gross Internal Area  
 112.7 sq m / 1213 sq ft  
 (Excluding Lift)



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



Flat Cornwall Gardens, LONDON, SW7 4AW

**Dwelling type:** Mid-floor maisonette  
**Date of assessment:** 28 March 2019  
**Date of certificate:** 29 March 2019  
**Reference number:** 2888-5066-7287-6331-6930  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 88 m<sup>2</sup>

**Use this document to:**

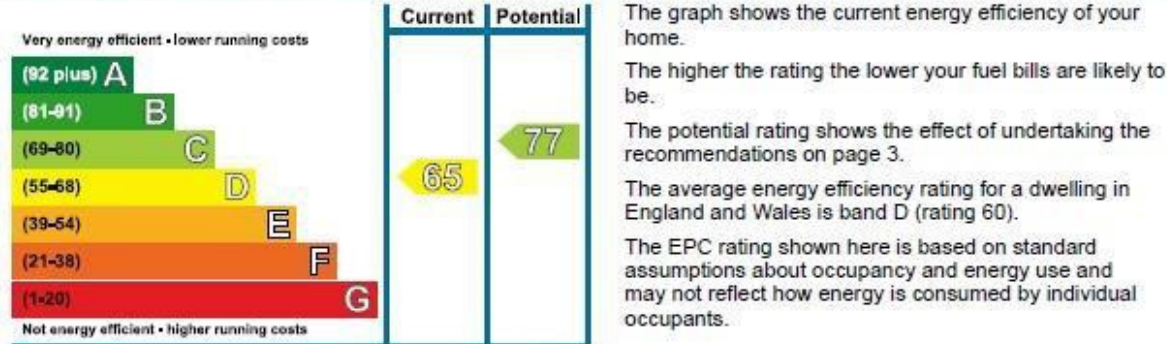
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,283</b>
<b>Over 3 years you could save</b>	<b>£ 822</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 396 over 3 years	£ 201 over 3 years	
Heating	£ 1,491 over 3 years	£ 858 over 3 years	
Hot Water	£ 396 over 3 years	£ 402 over 3 years	
<b>Totals</b>	<b>£ 2,283</b>	<b>£ 1,461</b>	

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



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 66
2 Internal or external wall insulation	£4,000 - £14,000	£ 510
3 Low energy lighting for all fixed outlets	£70	£ 177

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.gov.uk/energy-grants-calculator](http://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.