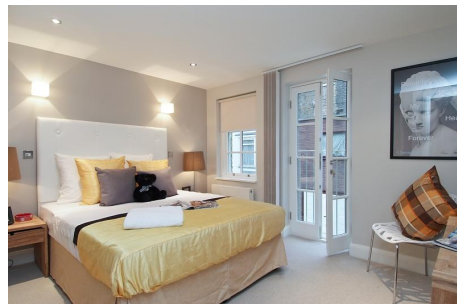




**MOUNTGRANGE**  
HERITAGE



## Smallbrook Mews, W2

£920 per week Fees Apply

A newly refurbished three bedroom mews house. The house further benefits from a large open plan kitchen/reception room and is also located close to excellent transport links and the open spaces of Hyde Park.

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

### Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

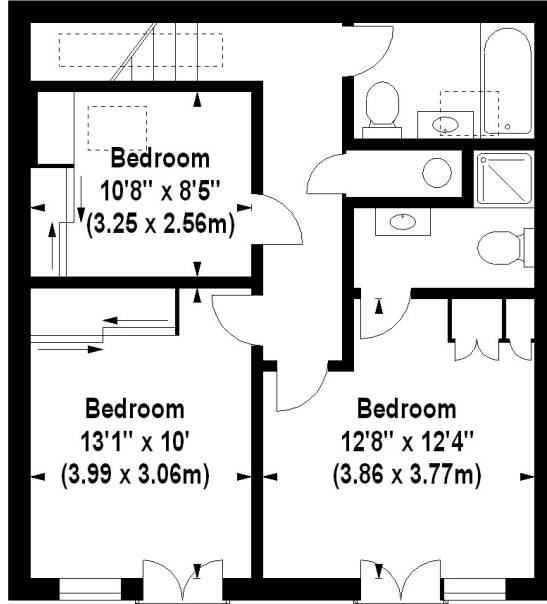
[lettings.nhg@mountgrangeheritage.co.uk](mailto:lettings.nhg@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

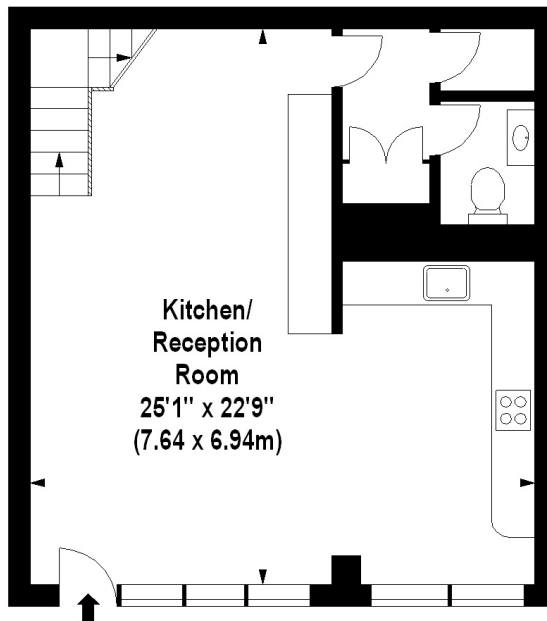
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Smallbrook Mews, W2

Approx. Gross Internal Area \*  
1145 Sq Ft - 106.34 Sq M



First Floor



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

\*Floorplan Drawn According To RICS Guidelines

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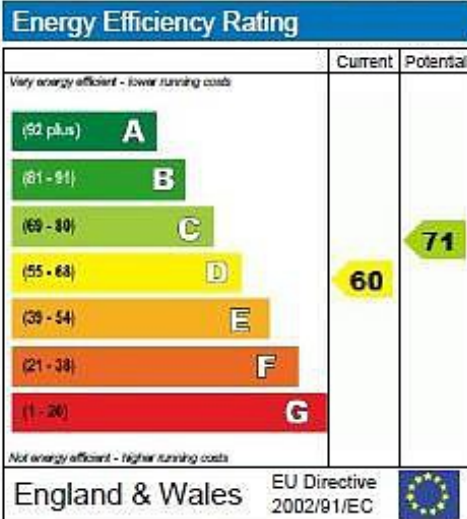
# Energy Performance Certificate



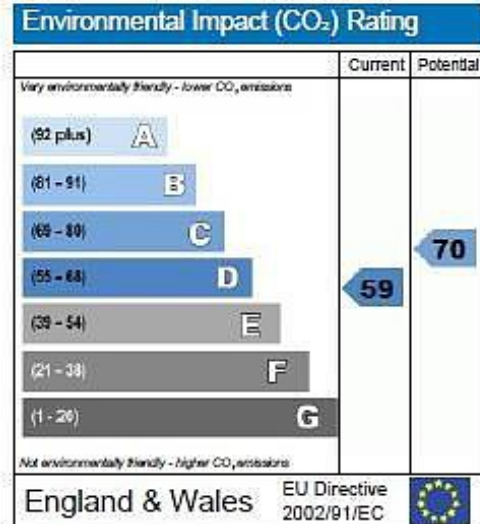
Smallbrook Mews  
LONDON  
W2 3BN

Dwelling type: Mid-terrace house  
Date of assessment: 08 February 2012  
Date of certificate: 08 February 2012  
Reference number: 0575-2878-6220-9902-6681  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 106 m<sup>2</sup>

This home's performance is rated in terms of the 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	230 kWh/m <sup>2</sup> per year	169 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.6 tonnes per year	3.4 tonnes per year
Lighting	£85 per year	£85 per year
Heating	£868 per year	£549 per year
Hot water	£274 per year	£110 per year

### You could save up to £281 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

## 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.