



ILCHESTER PLACE
LONDON, W14 8AA

Unfurnished, £6,000 per week + £276 inc VAT one off admin and other charges may apply.*

Available Now



ILCHESTER PLACE
LONDON, W14 8AA

£6,000 per week Unfurnished

7 bedrooms • 4 reception rooms • 4 bathrooms •
Laundry room with good storage • Very close to
Holland Park • Administration fees apply

• EPC Rating = E. Council Tax = H

Situation

Location

Description

A spacious low built family house spread over three floors, with basement laundry and cellar storage, fabulously located near Holland park.

6 bedrooms, 5 reception rooms, 4 bathrooms, kitchen, terrace leading onto south facing garden, laundry room and good storage rooms.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.





Energy Performance Certificate

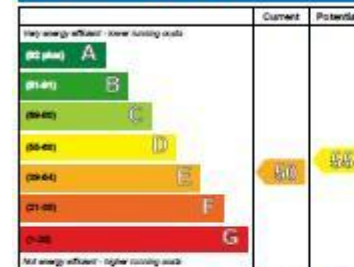


24 Ilchester Place
LONDON
W14 8AA

Dwelling type: Mid-terrace house
Date of assessment: 01 February 2012
Date of certificate: 02 February 2012
Reference number: 0091-2859-6524-9202-2885
Type of assessment: RdSAP, existing dwelling
Total floor area: 376 m²

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 (CO₂) emissions.

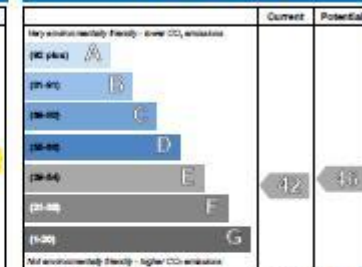
Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

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.

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	266 kWh/m ² per year	240 kWh/m ² per year
Carbon dioxide emissions	19 tonnes per year	17 tonnes per year
Lighting	£210 per year	£109 per year
Heating	£3146 per year	£2893 per year
Hot water	£123 per year	£123 per year

You could save up to £864 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 temperatures, 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.

Savills Knightsbridge

Gilly Hayden

ghayden@savills.com

+44 (0) 20 7590 5073

savills.co.uk

*Admin fees including drawing up the tenancy agreement, reference charge for one tenant – £276 inc VAT. £36 inc VAT for each additional tenant, occupant, guarantor reference where required. Inventory check-out fee – charged at end of tenancy. Third party charge dependant on property size and whether furnished/unfurnished/part furnished and the company available at the time. Deposit – usually equivalent to 6 weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details, visit savills.co.uk/fees.

Important notice: Savills, their clients and any joint agents 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 Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.