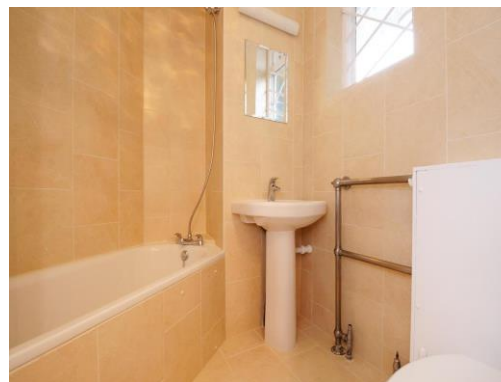




Norland Square, *Holland Park*, W11





**Norland Square,
Holland Park, W11**

£675,000

Leasehold

The vast array of world class shopping and leisure facilities of Westfield are only a short distance away as are the wonderful open spaces of Holland Park.

- Southerly aspects
- Well maintained building
- Great location
- Well balanced space
- EPC rating D

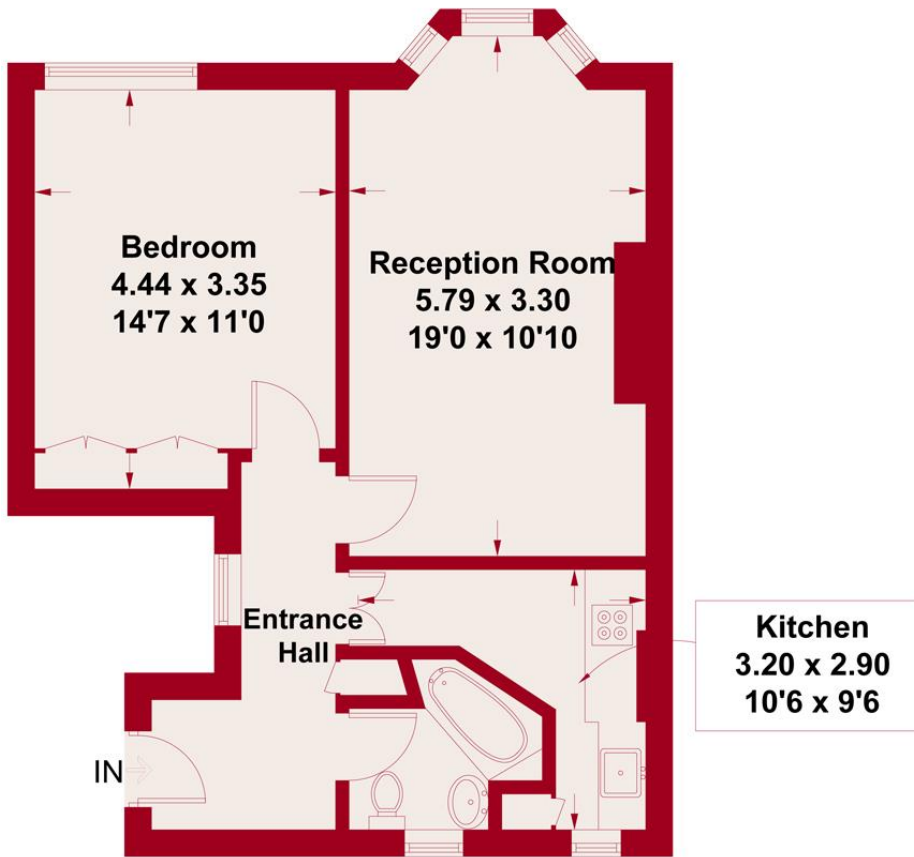
A well balanced apartment in this sought after, beautifully maintained block. Moments from a wealth of excellent boutique shopping and restaurants on Holland Park Avenue.

For more information or to arrange a viewing please contact:

Holland Park
128 Holland Park Avenue
Holland Park, W11 4UE
0203 542 2111
hollandpark.sales@kfh.co.uk

Kinleigh Folkard & Hayward

kfh.co.uk



Second Floor

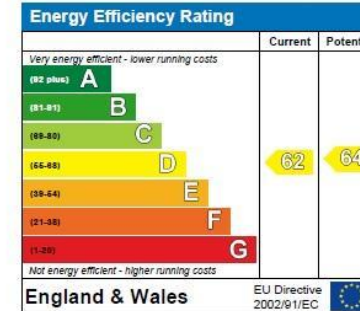
kfh.co.uk Norland Square Mansions
 Approximate Gross Internal Area = 49.8 sq m / 536 sq ft
 Illustration for Identification Purpose Only. Not to Scale.

Energy Performance Certificate

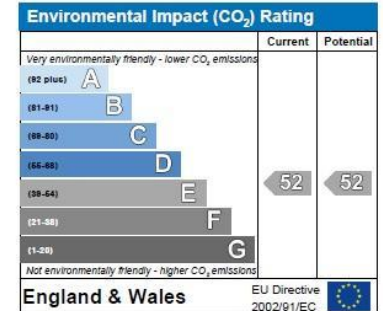


Norland Square Mansions, Norland
 Square LONDON W11
 Dwelling type: 26 January 2010
 Date of assessment: 26 January 2010
 Date of certificate: 27 January 2010
 Reference number:
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 50 m²

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 (CO₂) 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 (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	410 kWh/m ² per year	403 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	3.4 tonnes per year
Lighting	£46 per year	£25 per year
Heating	£397 per year	£401 per year
Hot water	£176 per year	£176 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.

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



Remember to look for the energy saving 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.