

Inkerman Terrace, W8

£3,995,000 Freehold

A charming and well-presented four/five bedroom family home which is arranged over five floors. The property spans some 2,404 sq ft and offers flexible living accommodation, good natural light and neutral décor throughout. There is a fabulous central entrance hall on the ground floor which leads to a west facing drawing room on one side with a large study leading onto a glass terrace and the garden on the other. On the lower ground floor there is a substantial kitchen and a large dining area which is situated within a glass roofed extension that opens out onto the garden. There is a second reception room/playroom which can also be used as a double bedroom thanks to the shower room located on the same floor. Typically for this type of house, the master suite occupies the entire first floor therefore benefitting from floor to ceiling windows providing leafy views of the street. On the second and third floor there are three more bedrooms, a family bathroom and a separate utility room. Inkerman Terrace forms the southern part of Allen Street. On the doorstep you have a variety of very useful independent shops on Stratford Road with the wider range of amenities on Kensington High Street just a short walk away. The area also boasts an excellent range of schools as well as two of

Kensington Office

13b Stratford Road, London W8 6RE

2 Reception Rooms | 5 Bedrooms | 3 Bathrooms

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INKERMAN TERRACE
LONDON W8

Gross internal area (approx.)
223 Sq m (2404 Sq ft) Including Under 1.5m and Vault



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Performance Certificate



Inkerman Terrace, LONDON, W8

Dwelling type: Mid-terrace house
Date of assessment: 12 March 2015
Date of certificate: 13 March 2015

Reference number: 8125-7127-3500-1452-1992
Type of assessment: RdSAP, existing dwelling
Total floor area: 240 m²

Use this document to:

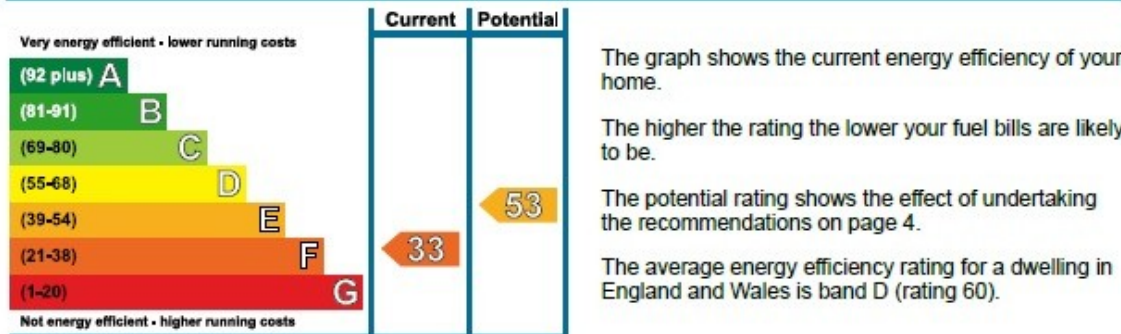
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 9,249
Over 3 years you could save	£ 2,499

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 348 over 3 years	
Heating	£ 8,460 over 3 years	£ 5,958 over 3 years	
Hot Water	£ 441 over 3 years	£ 444 over 3 years	
Totals	£ 9,249	£ 6,750	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 189	
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,680	
3 Draught proofing	£80 - £120	£ 105	

See page 4 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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

IMPORTANT NOTICE

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