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[enquiries@ultraestates.co.uk](mailto:enquiries@ultraestates.co.uk)

**ULTRA ESTATES**  
Sales, Lettings, Management

Tel : 020 7723 4288

Fax: 020 7723 4694

**2 IMPERIAL HOUSE, 11-13 YOUNG STREET, LONDON, W8**

**£1,250 pw / £5,417 pm Subject To**



This newly refurbished ground floor duplex apartment comprises two bedrooms both with en-suite bathrooms and the master bedroom features a fantastic walk-in wardrobe. The apartment has a very large reception/dining area leading into a large kitchen with fully integrated appliances. The apartment has been individually designed to the highest specification allowing for space, light, and style. The apartment is located within this modern purpose built portered apartment block in the heart of fashionable Kensington just a stone's throw from Kensington High Street and conveniently located for international designer shops, transport links, restaurants, international schools, The Royal Albert Hall and the open spaces of Hyde Park and Kensington Gardens.

**2 Bedrooms : Walk In Wardrobe : En Suite Bathroom : Bathroom : Guest WC : Reception Room : Kitchen : Porter : CCTV : Air Conditioning : Video Entry : 24-hour Maintenance Service : EPC Rating B**

**For more information please contact Ultra Estates**  
61 Rossmore Road, London NW1 6RB



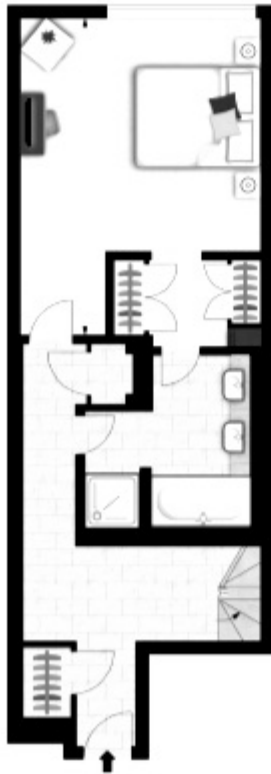
## Fees and Charges

Upfront payments/fees for letting this property, if it is an AST letting, consist only of the rent, tenancy deposit and any agreed holding deposit (if applicable). For a list of administrative payments and fees applicable to all other lettings, please contact us for further information.

### Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.



GROUND FLOOR



FIRST FLOOR

Ground Floor ,First Floor

Approx Gross Internal Area\*

1334 Sq Ft - 123.93 Sq M

Surveyed and Drawn By:

**BKR**

Batterhill House, 37 Batterhill Road  
London, W9 1EJ

Tel: 0845 237 2023  
Fax: 0845 237 2024  
info@bkr-estimates.co.uk  
www.bkrfloorplans.co.uk  
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\* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale.  
All Calculations include Any/All Areas Under 1.5m Head Height.

# Energy Performance Certificate



**Dwelling type:** Ground-floor maisonette      **Reference number:** 8092-6470-4329-3227-8923  
**Date of assessment:** 23 November 2012      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 23 November 2012      **Total floor area:** 125 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>£ 1,623</b>
<b>Over 3 years you could save</b>	<b>£ 165</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 398 over 3 years	£ 198 over 3 years	
Heating	£ 876 over 3 years	£ 909 over 3 years	
Hot Water	£ 351 over 3 years	£ 351 over 3 years	
<b>Totals</b>	<b>£ 1,623</b>	<b>£ 1,458</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

	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	81	82	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£50	£ 162

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.