



**MOUNTGRANGE**  
HERITAGE



## Queens Gardens, W2

**£825 per week** Fees May Apply

A delightful two bedroom split level apartment in this stucco-fronted Victorian house set around the private Queens Gardens. The property has a spacious open plan kitchen reception room with lovely high ceilings and access to a private balcony. The property offers two double bedrooms, wood flooring throughout and a dining area overlooking the living room.

**2 Bedrooms | 1 Reception Room | 1 Bathroom**  
**Unfurnished**

### Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

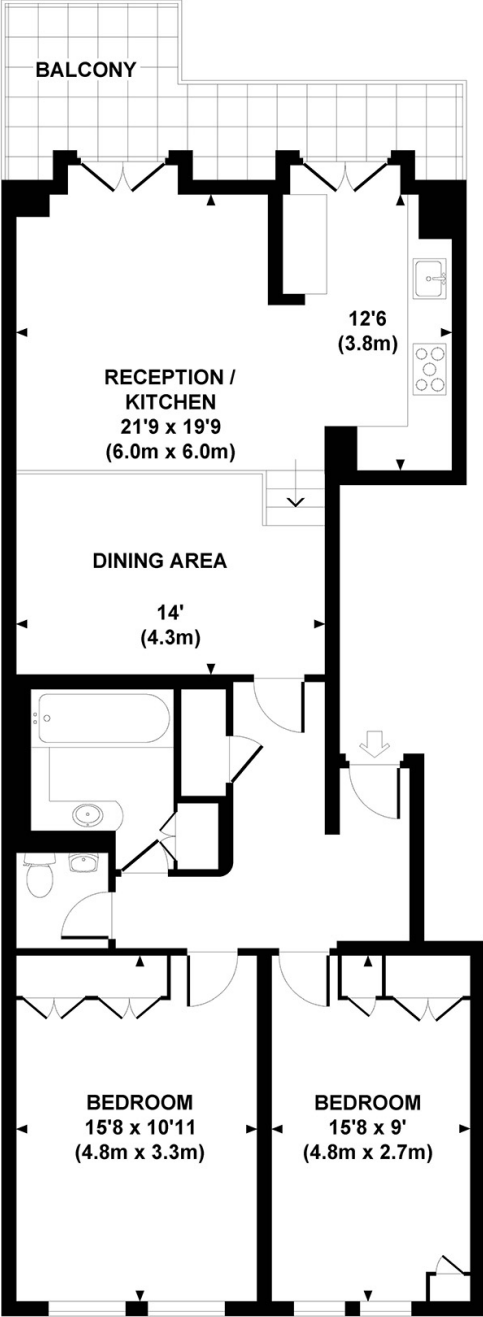
[lettings.nhg@mountgrangeheritage.co.uk](mailto:lettings.nhg@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

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

# QUEENS GARDENS, W2

Approx. gross internal area  
923 Sq Ft. / 85.8 Sq M.



## SECOND FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013  
Dowling Jones Design [www.dowlingjones.com](http://www.dowlingjones.com) 020 7610 9933

## Energy performance certificate (EPC)

Flat Queens Gardens LONDON W2	Energy rating <b>C</b>	Valid until: 18 September 2033  Certificate number: 7237-8421-6000-0348-6292
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Property type

Mid-floor flat

Total floor area

86 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

### 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.