



## Caroline House, Bayswater Road, W2

£1,325,000 Leasehold

A great third floor apartment (with lift) quietly positioned at the rear of this highly regarded portered building located opposite Hyde Park. The flat offers well balanced lateral accommodation which includes a spacious entrance hallway, three bedrooms, two bathrooms, a charming reception room with dual aspect windows providing leafy views and a separate fitted kitchen. Caroline House is a well run building where properties seldom come to the market. Located right opposite the gates to Hyde Park in this ever improving area. The property enjoys an outstanding array of amenities on the doorstep. Please note the service charges include heating, hot water, lift maintenance and the services of a porter.

**3 Bedrooms | 1 Reception Room | 2 Bathrooms**

### Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

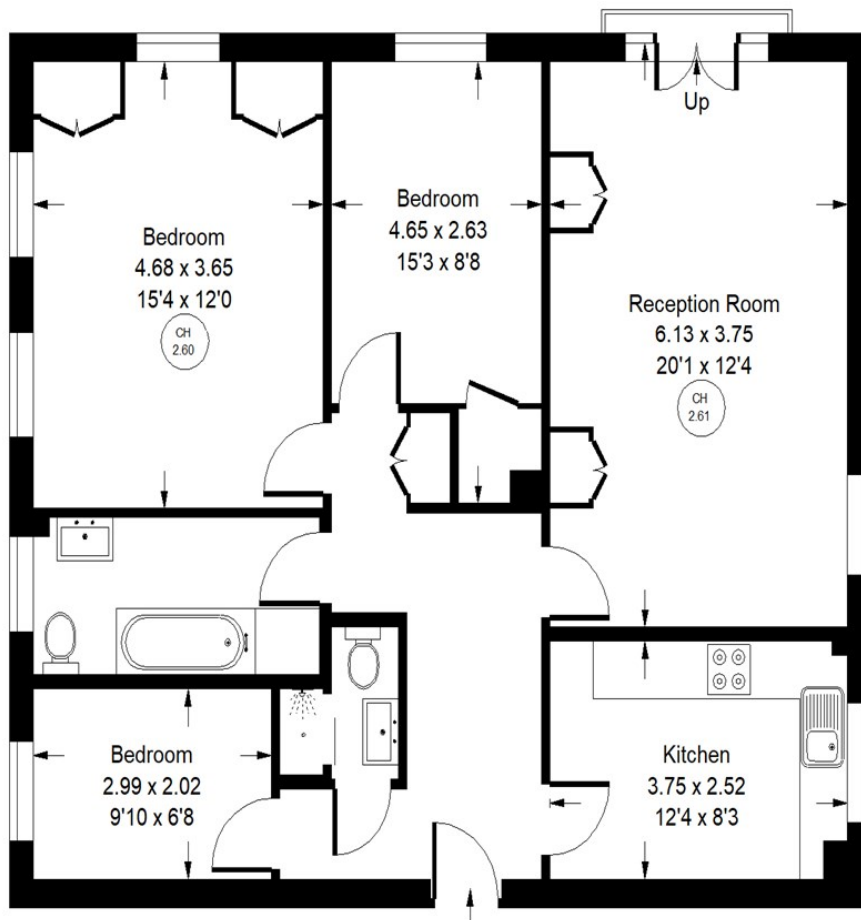
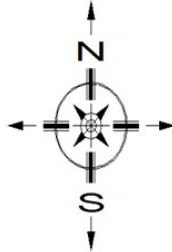
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# Caroline House, W2

Approx. Gross Internal Area  
88.7 sq m / 955 sq ft



**Third Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

# Energy performance certificate (EPC)

Flat Caroline House 135 Bayswater Road LONDON W2 4RQ	Energy rating <b>C</b>	Valid until: 19 September 2033 Certificate number: 9000-4308-0722-2326-3173
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Property type	Mid-floor flat
Total floor area	88 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	69 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.