



MOUNTGRANGE
HERITAGE



Highlever Road, W10 £2,350,000 Freehold

A superb freehold house located on this pretty tree-lined street within the St Quintin Conservation area. This exceptionally bright property has been architecturally designed and extended creating a stylish and spacious family home. Set across three floors the house comprises: entrance hall, large double reception room, fully fitted Bulthaup kitchen with dining area, downstairs WC, four bedrooms, two bathrooms (one en-suite) and attractive landscaped front and rear gardens. Highlever Road runs north off Oxford Gardens with local shops close at hand and the underground stations at Ladbroke Grove, Latimer Road and White City. The fabulous amenities of Notting Hill, Golborne Road and Portobello Road are within easy reach.

4 Bedrooms | 2 Reception Rooms | 2 Bathrooms

North Kensington Office

59 St Helen's Gardens, London W10 6LN
020 8960 0181

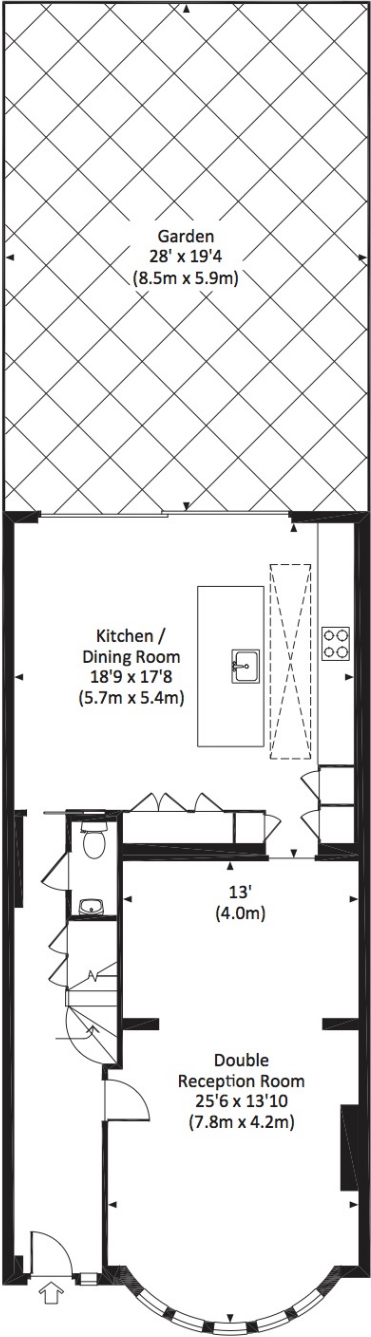
sales.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

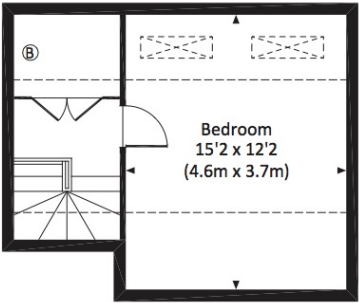
mountgrangeheritage.co.uk

HIGHLEVER ROAD, W10

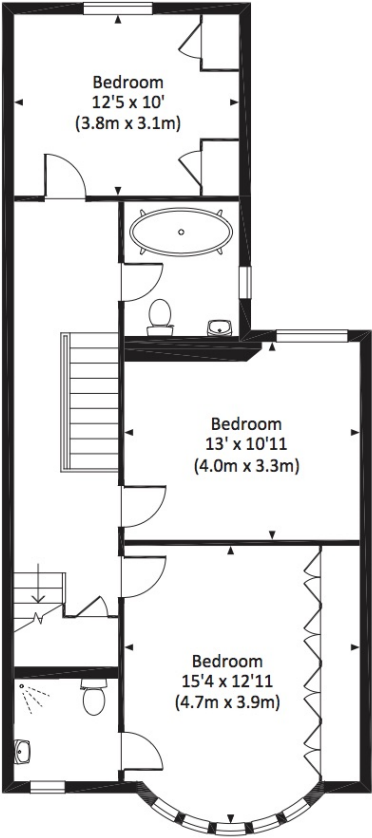
Approx. gross internal area 1765 Sq Ft. / 164.0 Sq M. Inc. Restricted Height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2015 www.dowlingjones.com 020 7610 9933

Energy Performance Certificate



Highlever Road, LONDON, W10

Dwelling type: Mid-terrace house
Date of assessment: 24 February 2015
Date of certificate: 25 February 2015

Reference number: 0232-2834-7822-9525-6415
Type of assessment: RdSAP, existing dwelling
Total floor area: 162 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

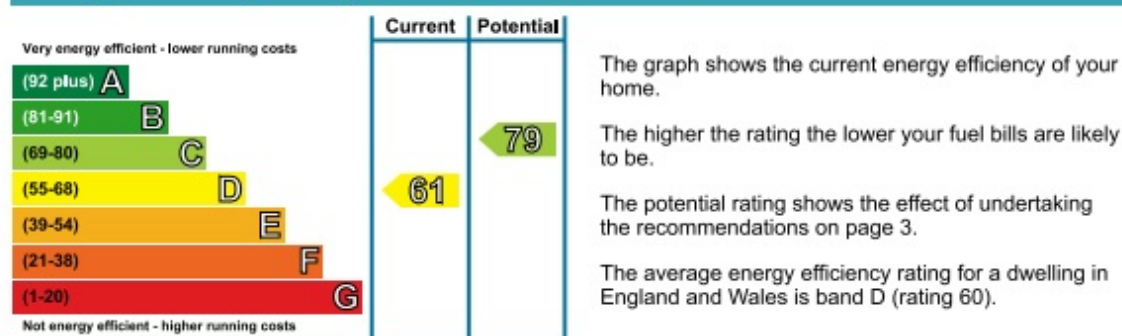
Estimated energy costs of dwelling for 3 years:	£ 4,167
Over 3 years you could save	£ 1,239

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 243 over 3 years	
Heating	£ 3,507 over 3 years	£ 2,421 over 3 years	
Hot Water	£ 420 over 3 years	£ 264 over 3 years	
Totals	£ 4,167	£ 2,928	

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 Room-in-roof insulation	£1,500 - £2,700	£ 708	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 177	✓
3 Draught proofing	£80 - £120	£ 51	✓

See page 3 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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