

MOUNTGRANGE
HERITAGE



Earls Court Road, Kensington, W8

£925,000 Share of Freehold

A beautifully presented two bedroom flat situated on the second floor of an attractive period building. The reception room retains period features including high ceilings, sash windows and a fireplace. There is a separate kitchen, two bedrooms and two bathrooms, with the principal bedroom being quietly situated to the rear of the building.

2 Bedrooms | 1 Reception Room | 2 Bathrooms

Kensington Office

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020 7937 9976

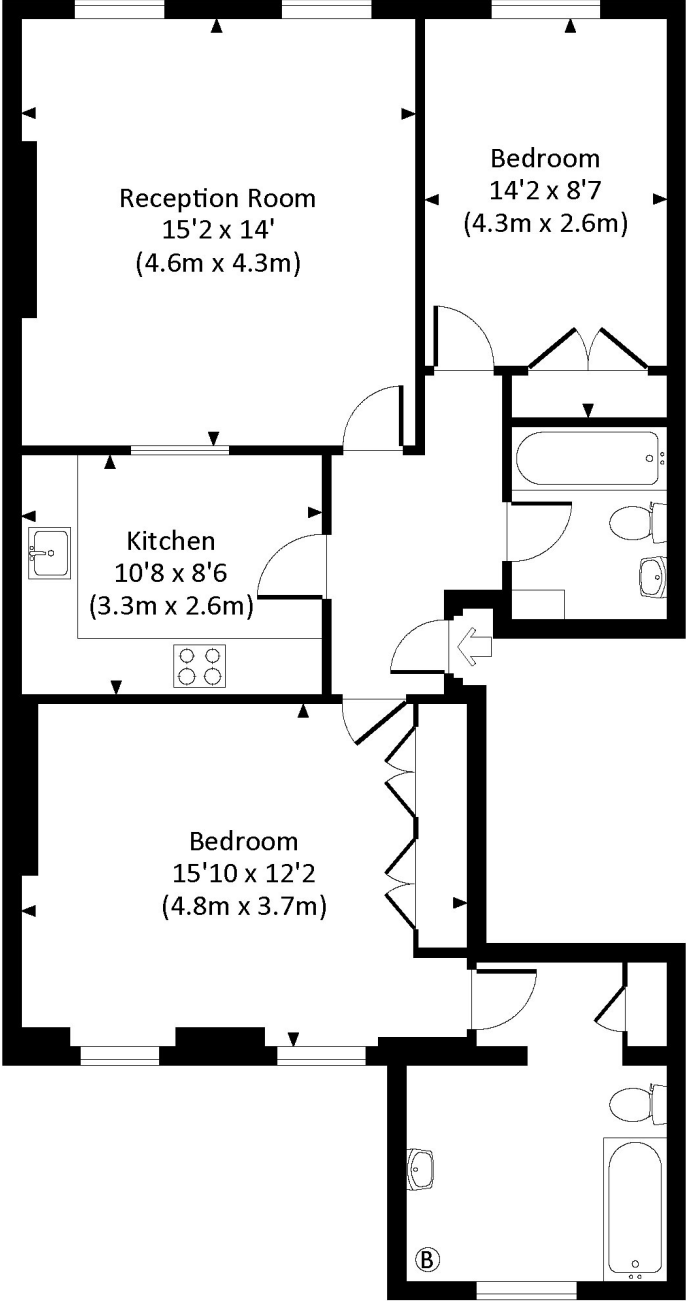
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Other offices North Kensington - Notting Hill

mountgrangeheritage.co.uk

EARLS COURT ROAD, W8

Approx. gross internal area
824 Sq Ft. / 76.6 Sq M.



SECOND 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. © 2017 www.dowlingjones.com 020 7610 9933

Energy performance certificate (EPC)

Flat Earl's Court Road LONDON W8	Energy rating C	Valid until: 2 May 2032 Certificate number: 6704-5702-2202-0005-1302
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Property type: Mid-floor flat

Total floor area: 80 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.