



**MOUNTGRANGE**  
HERITAGE



## St Helens Gardens, W10

£550,000 Leasehold

A bright first floor apartment in this period conversion on this popular street in North Kensington. Arranged with a large open plan living room, two double bedrooms and bathroom. St Helens Gardens is close to the vibrant and eclectic range of shops and restaurants on Portobello Road and Golborne Road. Latimer Road tube on the Hammersmith, City and Circle Line is nearby.

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

### North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

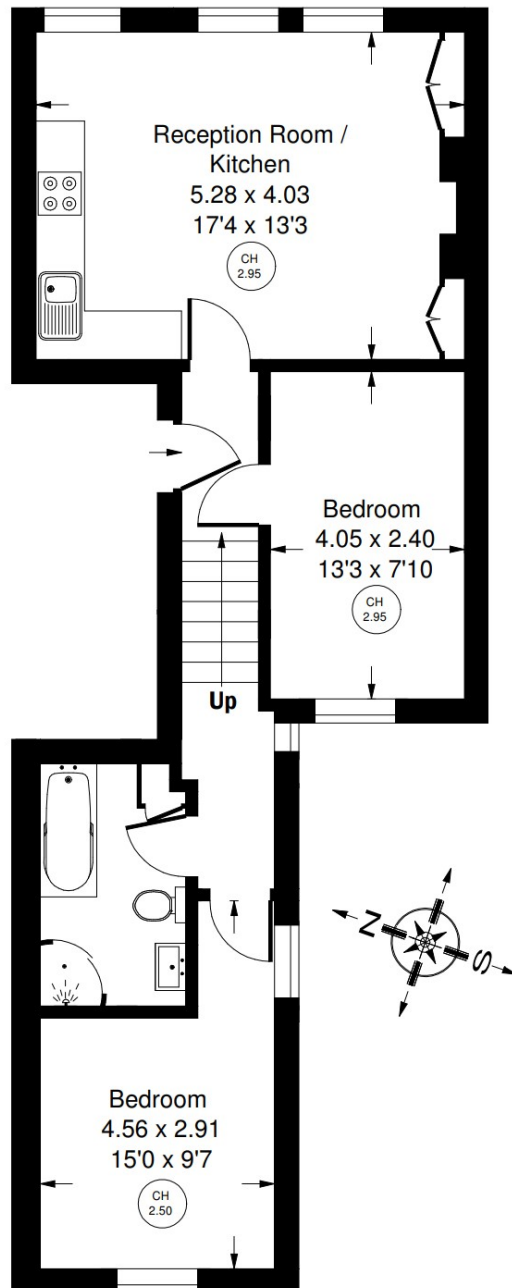
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**Other offices** Kensington - Notting Hill

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

# St. Helens Gardens, W10

Approx. Gross Internal Area  
55 sq m / 592 sq ft



**First 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)

|   |                           |  |
|---|---------------------------|--|
| St. Helens Gardens<br>LONDON<br>W10 6LW | Energy rating<br><b>C</b> | Valid until: 17 January 2033                 |
|   |                           | Certificate number: 9831-3005-9209-4877-0200 |

|                  |                  |
|------------------|------------------|
| Property type    | Mid-floor flat   |
| Total floor area | 56 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 energy rating is C. It has the potential to be C.

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 79 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.