



Snarsgate Street, W10

£1,000,000 Freehold

A delightful period cottage on this quiet, secluded street in the Royal Borough of Kensington and Chelsea. The property which was modernised a number of years ago has wonderful light throughout and the has the benefit of an extra floor. Ground floor comprises: double reception with dining area and patio doors that lead onto a patio and a separate kitchen. Upstairs consists of two generous double bedrooms and a family bathroom with and an additional bedroom on the top floor. Snarsgate Street is just off Latimer Road in the heart of North Kensington and is within easy reach of Portobello Road and Westfield shopping centre whilst being a short stroll away from the open spaces on Wormwood Scrubs Park and Latimer Road or Wood Lane underground station.

3 Bedrooms | 1 Reception Room | 1 Bathroom

North Kensington Office

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Other offices Kensington - Notting Hill

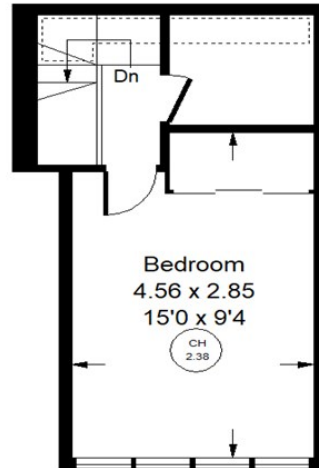
mountgrangeheritage.co.uk

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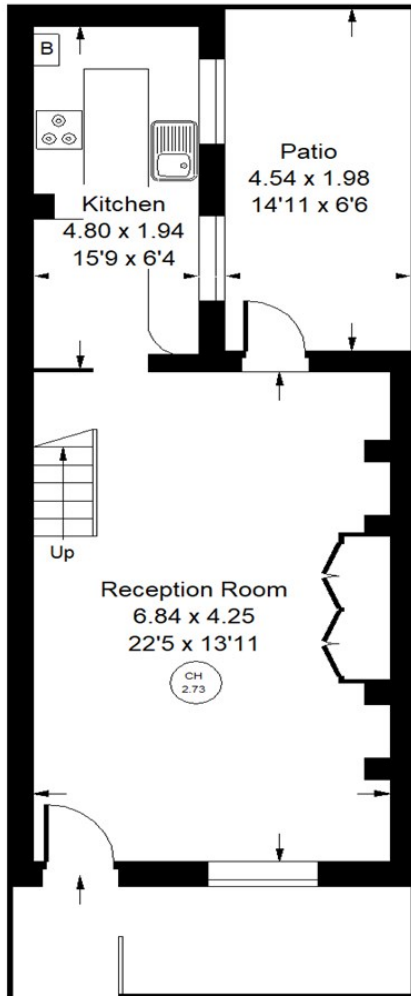
Approx. Gross Internal Area
90.8 sq m / 977 sq ft



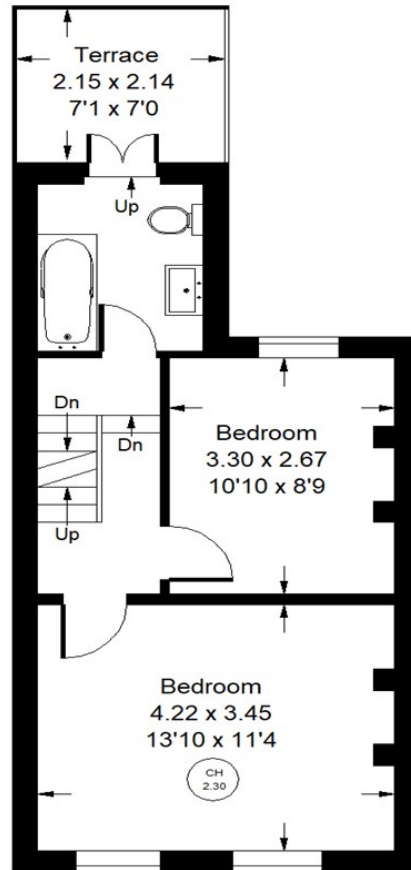
 = Reduced headroom
below 1.5 m / 5'0"



Second Floor



Ground Floor



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)

Snarsgate Street
LONDON
W10 6QP

Energy rating

E

Valid until:

24 July 2028

Certificate number:

8403-3724-1729-4496-3383

Property type

Mid-terrace house

Total floor area

89 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 E. 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		74 C
55-68	D		
39-54	E	52 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.