

MOUNTGRANGE
HERITAGE



Gloucester Gardens, W2

£500 per week Fees May Apply

A spacious and well presented flat close to Paddington Station. The apartment boasts a large reception room, newly fitted bathroom, a private patio, excellent storage and wood flooring. Furthermore, the patio area leads out to lovely communal gardens and if tenants need parking they can apply for a parking permit.

1 Bedroom | 1 Reception Room | 1 Bathroom
Furnished

Notting Hill Office
27 Kensington Park Road, London W11 2EU
020 7221 2277
lettings.nhg@mountgrangeheritage.co.uk

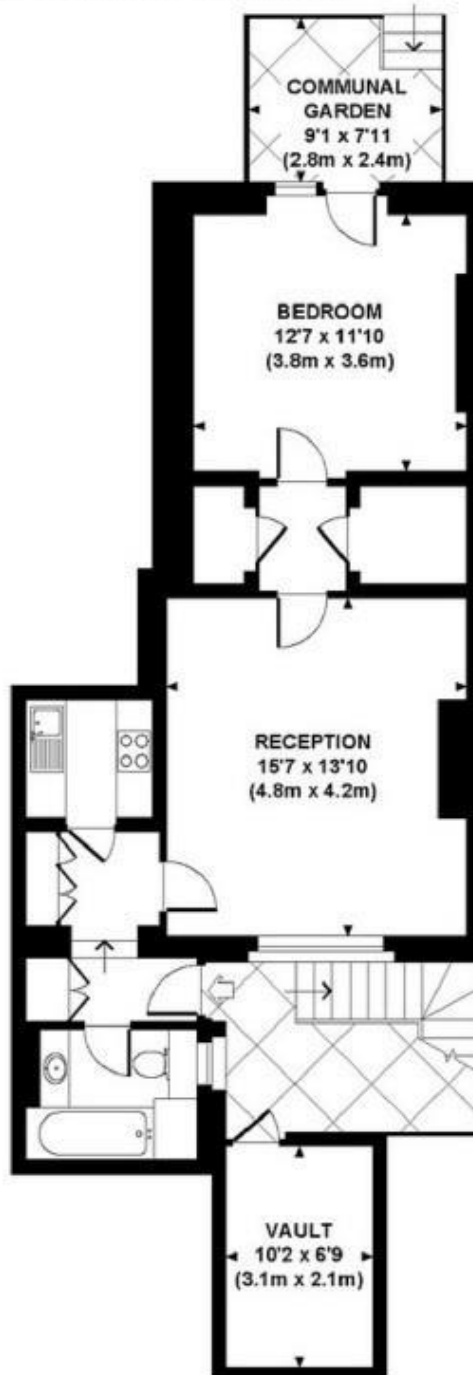
Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

GLOUCESTER GARDENS, W2

Approx. gross internal area 627 Sq Ft. / 58.3 Sq M.

Approx. gross internal area 696 Sq Ft. / 64.7 Sq M. Inc. Vault



Energy performance certificate (EPC)

48, Gloucester Gardens
LONDON
W2 6BN

Energy rating

D

Valid until: **4 November 2029**

Certificate number: **9065-2839-6399-9801-6671**

Property type

Ground-floor flat

Total floor area

58 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 D. 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		78 C
55-68	D	62 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.