

MOUNTGRANGE
HERITAGE



Northumberland Place, W2

£3,500 per week Fees May Apply

Beautiful family house in the heart of Notting Hill which has been refurbished throughout and benefits from a west-facing patio garden. As well as a sunny reception room on the raised ground floor there is a large kitchen dining room on the lower ground opening onto the garden. There is a study on the ground floor and a wonderful first floor principal bedroom suite with high ceilings and excellent storage. There are three further bedrooms making this an ideal home for a young family. The house is located moments from Westbourne Grove and the Portobello Road.

4 Bedrooms | 3 Reception Rooms | 2 Bathrooms
Unfurnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

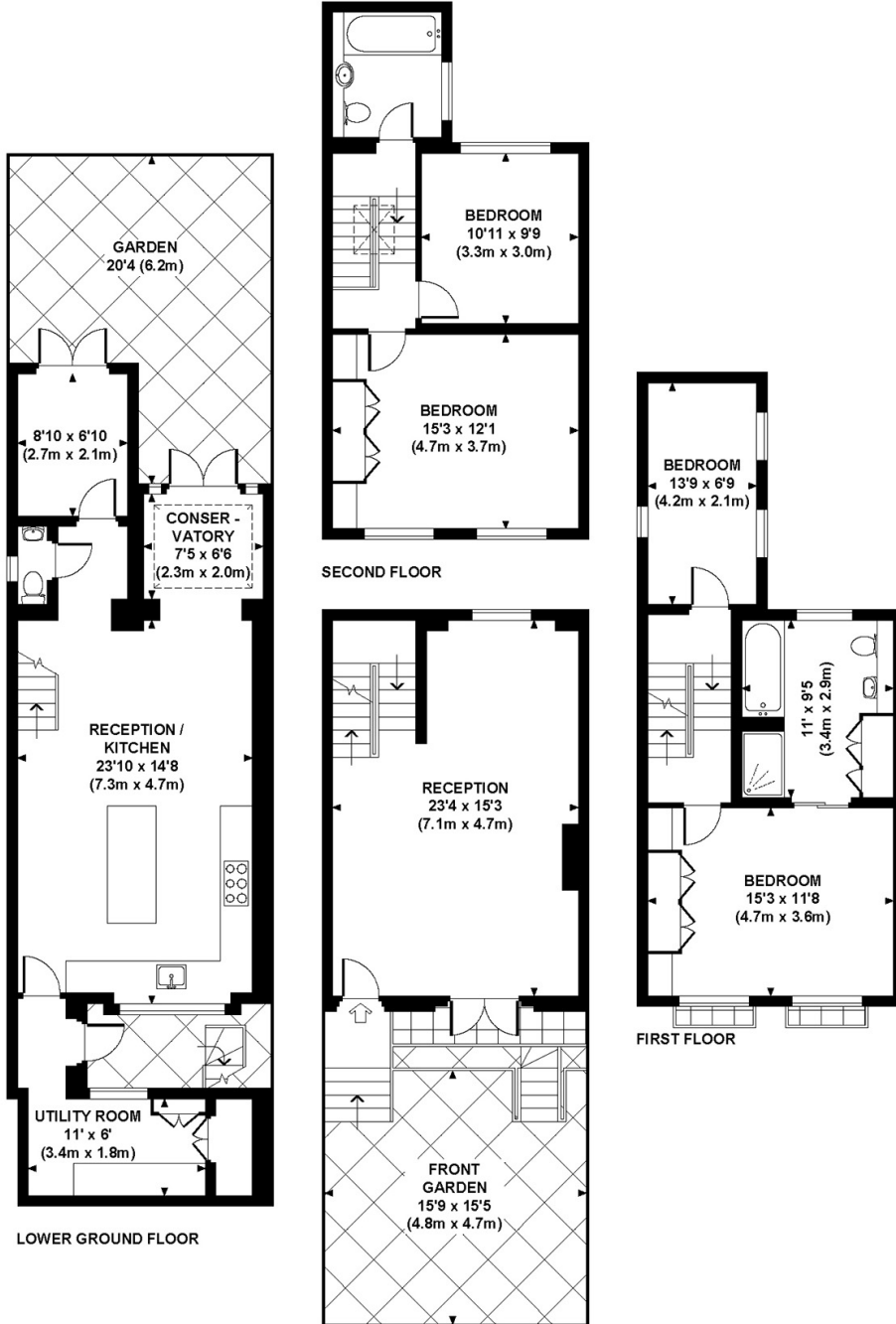
lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

NORTHUMBERLAND PLACE, W2

Approx. gross internal area
1846 Sq Ft. / 171.7 Sq M.



RAISED GROUND FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013
Dowling Jones Design www.dowlingjones.com 020 7610 9933

Energy performance certificate (EPC)

Northumberland Place LONDON W2	Energy rating D	Valid until: 25 June 2033 Certificate number: 0370-2687-6260-2927-8705
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Property type: Mid-terrace house

Total floor area: 168 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		74 C
55-68	D	57 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.