



MOUNTGRANGE
HERITAGE



Ladbroke Grove, W11

£6,000 per week Fees May Apply

Quite simply the perfect family home in Notting Hill benefitting from generous entertaining rooms and the most beautiful west-facing garden. The house offers a large self-contained studio flat in the lower ground perfect for a live-in nanny as well as six further bedrooms. The property is less than five minutes walk from Holland Park, Westbourne Grove and is equidistant from the shops on Holland Park Avenue and Notting Hill Gate.

7 Bedrooms | 5 Reception Rooms | 4 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

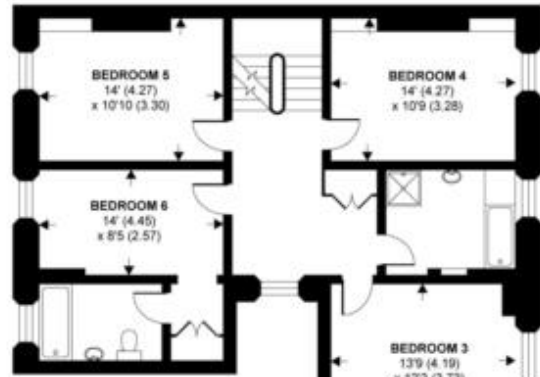
mountgrangeheritage.co.uk

Ladbroke Grove, London, W11

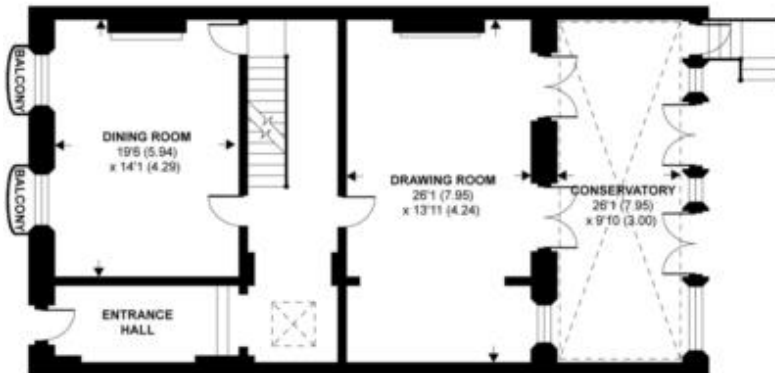
APPROX. GROSS INTERNAL FLOOR AREA 4520 SQFT / 419.9 SQM



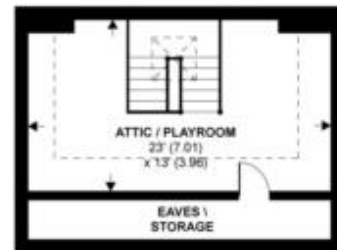
FIRST FLOOR



SECOND FLOOR



RAISED GROUND FLOOR



THIRD FLOOR



LOWER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Mountgrange Heritage and no guarantee as to their operating ability or their efficiency can be given.

Energy performance certificate (EPC)

Ladbroke Grove
LONDON
W11 3AY

Energy rating

D

Valid until: **3 September 2030**

Certificate number: **8640-6221-7620-7504-7206**

Property type

Mid-terrace house

Total floor area

405 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

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.