



**MOUNTGRANGE**  
HERITAGE



## Sunningdale Gardens, W8

### Offers In Excess Of £3,995,000 Freehold

A rare opportunity to purchase a five bedroom family home in the much desired Sunningdale Gardens with south-westerly facing roof terrace and garden. This fantastic house boasts generous accommodation including an impressive first floor reception room which overlooks the beautiful communal gardens, separate dining kitchen, four double bedrooms, two bathrooms and a roof terrace. The lower ground floor level provides further accommodation which can be configured to meet the requirements of the incoming purchaser. Sunningdale Gardens is one of Kensington's hidden secrets, situated off Stratford Road, on the south side of Kensington High Street. The local shops and restaurants of Stratford village are within a very short walk and Kensington High Street tube station (Circle and District lines) is close by, together with Holland Park and Kensington Palace.

**5 Bedrooms | 3 Reception Rooms | 2 Bathrooms**

#### Kensington Office

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020 7937 9976

[sales.ken@mountgrangeheritage.co.uk](mailto:sales.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

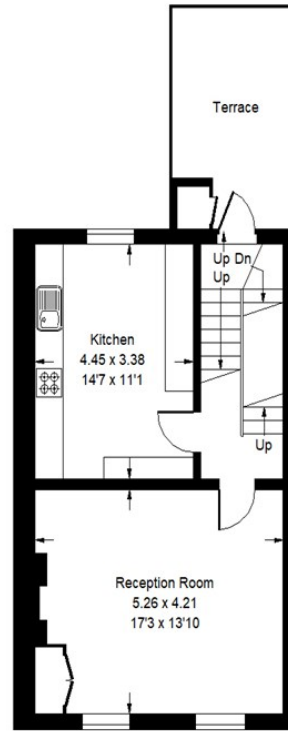
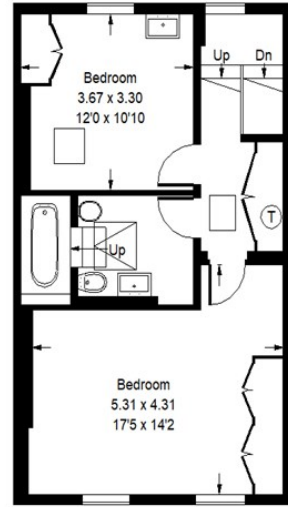
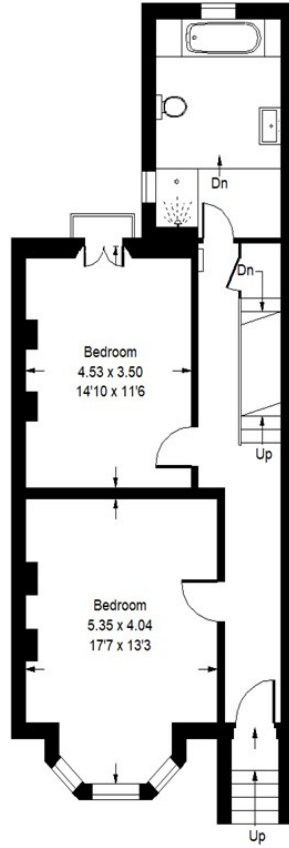
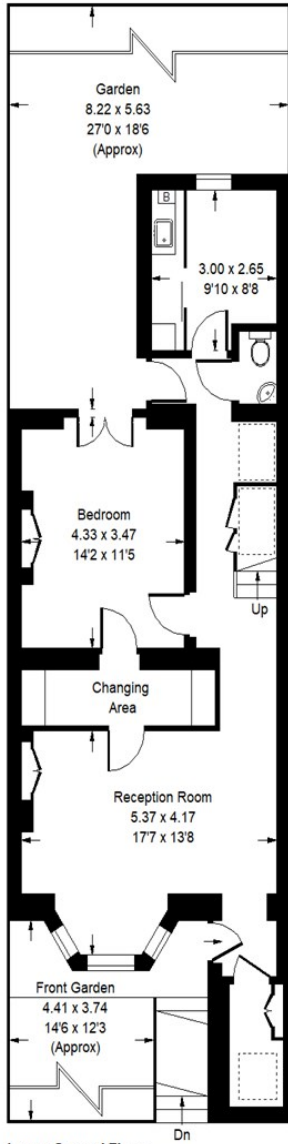
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Sunnigdale Gardens, W8

Approx Gross Internal Area  
224.3 sq m / 2414 sq ft



= Reduced headroom below 1.5 m / 5'0"



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)

|   |                           |   |
|---|---------------------------|---|
| Sunningdale Gardens<br>LONDON<br>W8 6PX | Energy rating<br><b>D</b> | Valid until: 5 January 2033<br>Certificate number: 0370-2534-6290-2007-8375 |
|---|---------------------------|---|

## Property type

Mid-terrace house

## Total floor area

213 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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

## 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.