



MOUNTGRANGE
HERITAGE



Denbigh Close, W11

£1,250,000 Freehold

A stunning loft style freehold mews house on a cobbled street just off Portobello Road. The house has been meticulously refurbished with herringbone wood flooring, bespoke cabinetry, exposed brickwork and a vaulted double bedroom which is flooded with natural light. Denbigh Close runs off Portobello Road, between Chepstow Villas and Westbourne Grove, in the heart of Notting Hill.

1 Bedroom | 1 Reception Room | 1 Bathroom

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

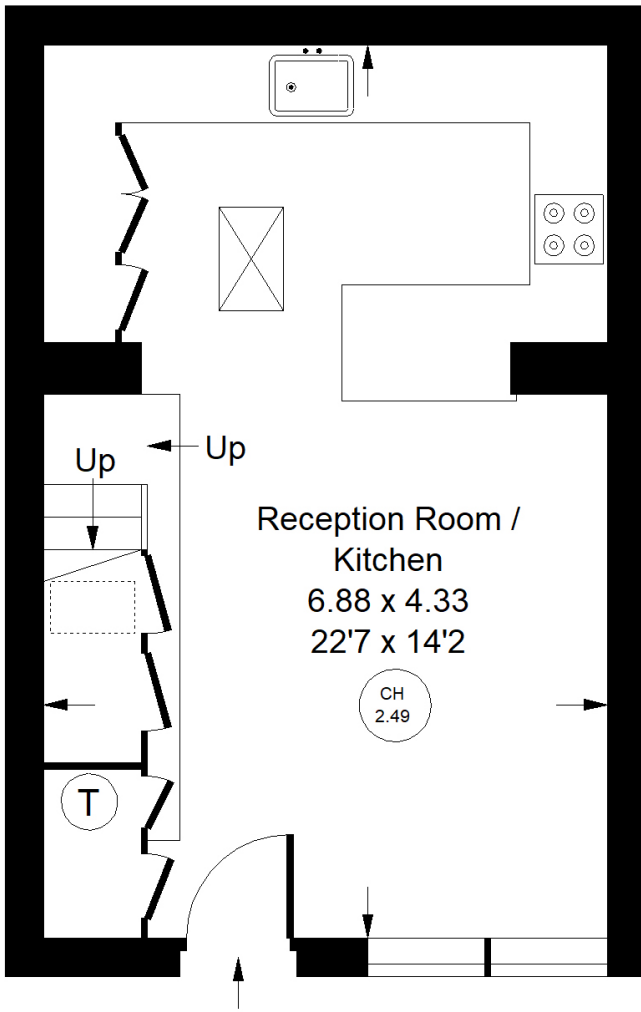
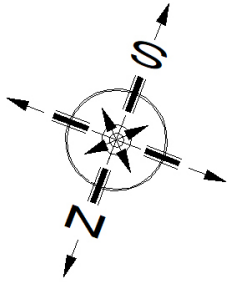
sales@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

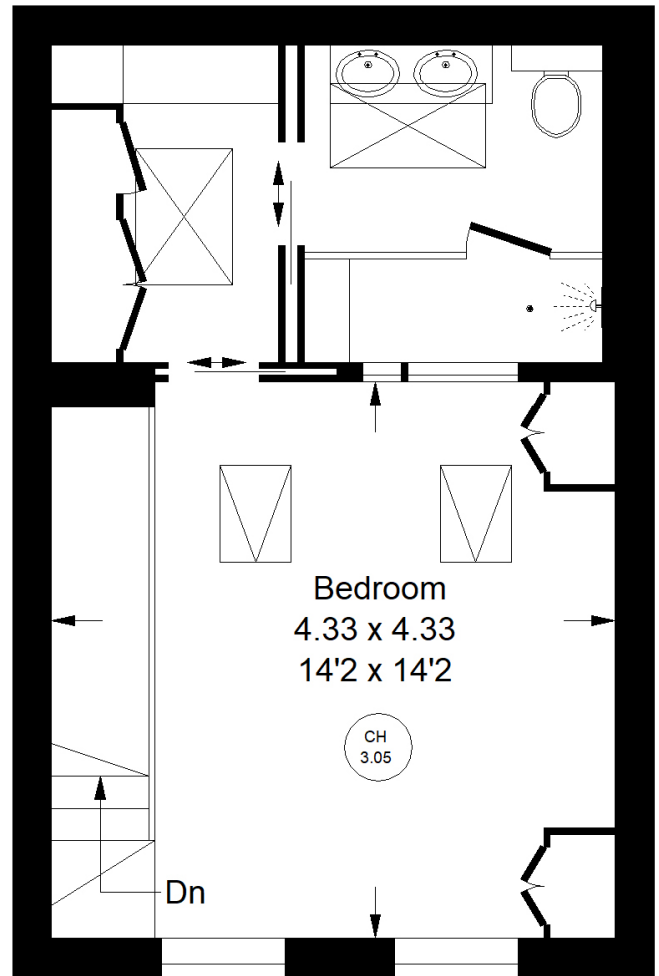
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Approx. Gross Internal Area
60.4 sq m / 650 sq ft



Ground Floor



First Floor

 = 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)

Denbigh Close
LONDON
W11 2QH

Energy rating

C

Valid until: 10 January 2034

Certificate number: 1734-0729-1300-0029-3296

Property type: Mid-terrace house

Total floor area: 60 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 C. It has the potential to be B.

[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		91 B
69-80	C	75 C	
55-68	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.