

MOUNTGRANGE
HERITAGE



Blithfield Street, W8

£2,750,000 Freehold

A beautifully presented freehold house quietly positioned at the end of an extremely pretty street in Kensington. The property offers a great combination of living space, bedrooms and outside space. Accommodation comprises: double reception room with attractive fireplace and French doors onto a courtyard garden; separate kitchen (with planning in place to extend PP/22/028820) which also provides access to the garden; four double bedrooms (one of which could alternatively be used as a first floor drawing room), two bathrooms (one being en-suite bathroom) and a decked roof terrace. Blithfield Street is a quaint cul-de-sac located in the heart of Stratford Village. It enjoys immediate access to the local shops on Stratford Road as well as the wider range found on Kensington High Street. Both Holland Park and Kensington Gardens are a short walk away.

4 Bedrooms | 1 Reception Room | 2 Bathrooms

Kensington Office

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Other offices North Kensington - Notting Hill

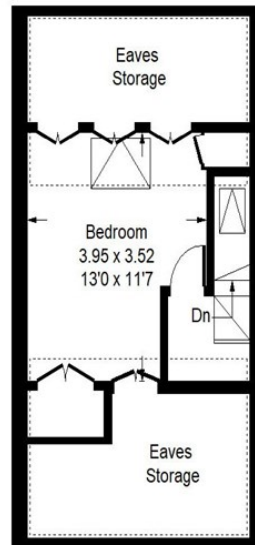
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Blithfield Road, W8

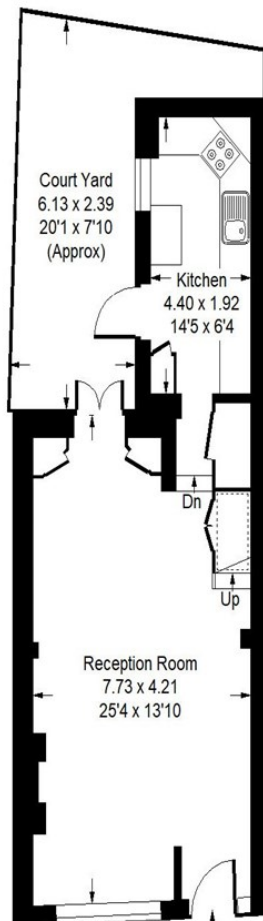
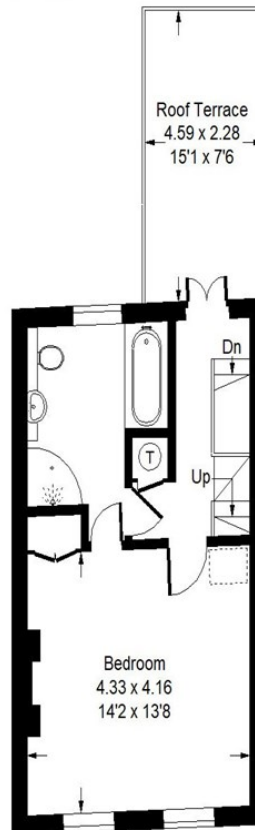
Approx. Gross Internal Area
137.6 sq m / 1481 sq ft
Eaves Storage = 17.4 sq m / 187 sq ft
Total = 155 sq m / 1668 sq ft



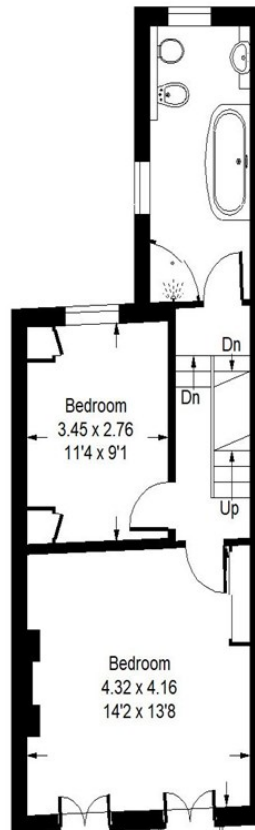
 = Reduced headroom
below 1.5 m / 5'0"



Third Floor



Ground Floor



First Floor

Second Floor

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)

Blithfield Street
LONDON
W8 6RH

Energy rating

F

Valid until: 28 August 2024

Certificate number: 8154-7228-2630-7783-2922

Property type

End-terrace house

Total floor area

134 square metres

Rules on letting this property



You may not be able to let this property

This property has an energy rating of F. 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>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	37 F	
1-20	G		

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

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.