

## Highlever Road, W10 £2,850,000 Freehold

A beautiful period house that has been transformed by the current owners to create a stunning family home. This three bedroom house is arranged on the ground floor with the main reception room overlooking the front garden, a large kitchen family room, dining area, children's play area and reception space overlooking the stunning rear garden. The first floor is arranged with a principle bedroom including an en-suite bathroom and dressing room, a second double bedroom with en-suite and a private study. The converted loft has a further double bedroom and en-suite bathroom. Highlever Road is located in the Royal Borough of Kensington & Chelsea, within easy reach of Golborne Road, Notting Hill and Portobello Road. Latimer Road tube station (Circle and Hammersmith and City) is within walking distance along with easy access to the A40 for routes in and out of London.

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

### North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

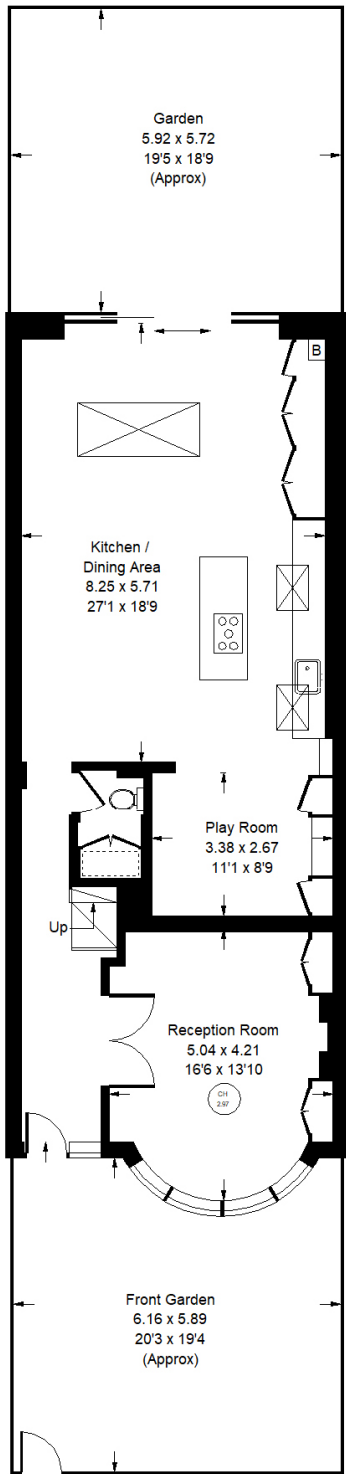
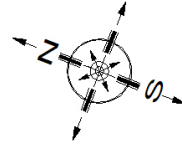
[sales.nkn@mountgrangeheritage.co.uk](mailto:sales.nkn@mountgrangeheritage.co.uk)

**Other offices** Kensington - Notting Hill

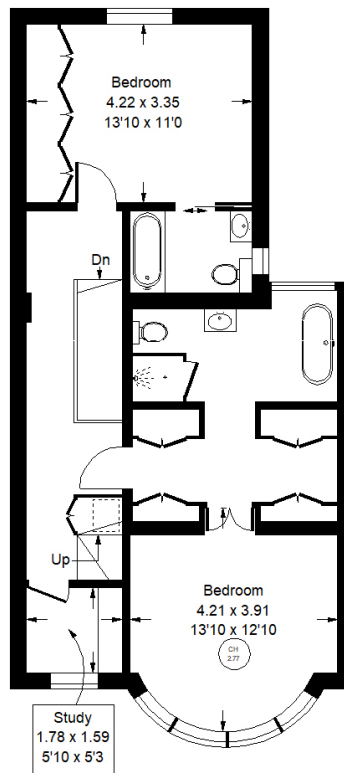
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Highlever Road, W10

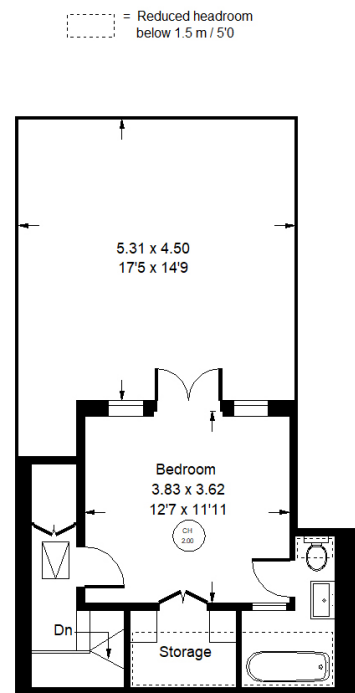
Approx. Gross Internal Area  
183.6 sq m / 1976 sq ft



**Ground Floor**



**First Floor**



**Second 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)

Highlever Road  
LONDON  
W10 6PN

Energy rating

**D**

Valid until: **12 August 2030**

Certificate number: **8960-7528-5270-2047-0296**

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 189 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 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             |         | 79 C      |
| 55-68 | D             | 62 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.