



**MOUNTGRANGE**  
HERITAGE



## St Helen's Gardens, W10

£450,000 Leasehold

A modern one bedroom flat in this small residential block in the heart of North Kensington, just a stones throw from the green open spaces of Kensington Memorial Gardens. The accommodation includes an open-plan reception and kitchen, a double bedroom with built-in storage and a bathroom. The many amenities of Ladbrooke Grove, Portobello Road and Golborne Road are close by and Latimer Road underground station (Circle, Hammersmith and City lines) is just a few minutes walk away.

**1 Bedroom | 1 Reception Room | 1 Bathroom**

### North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

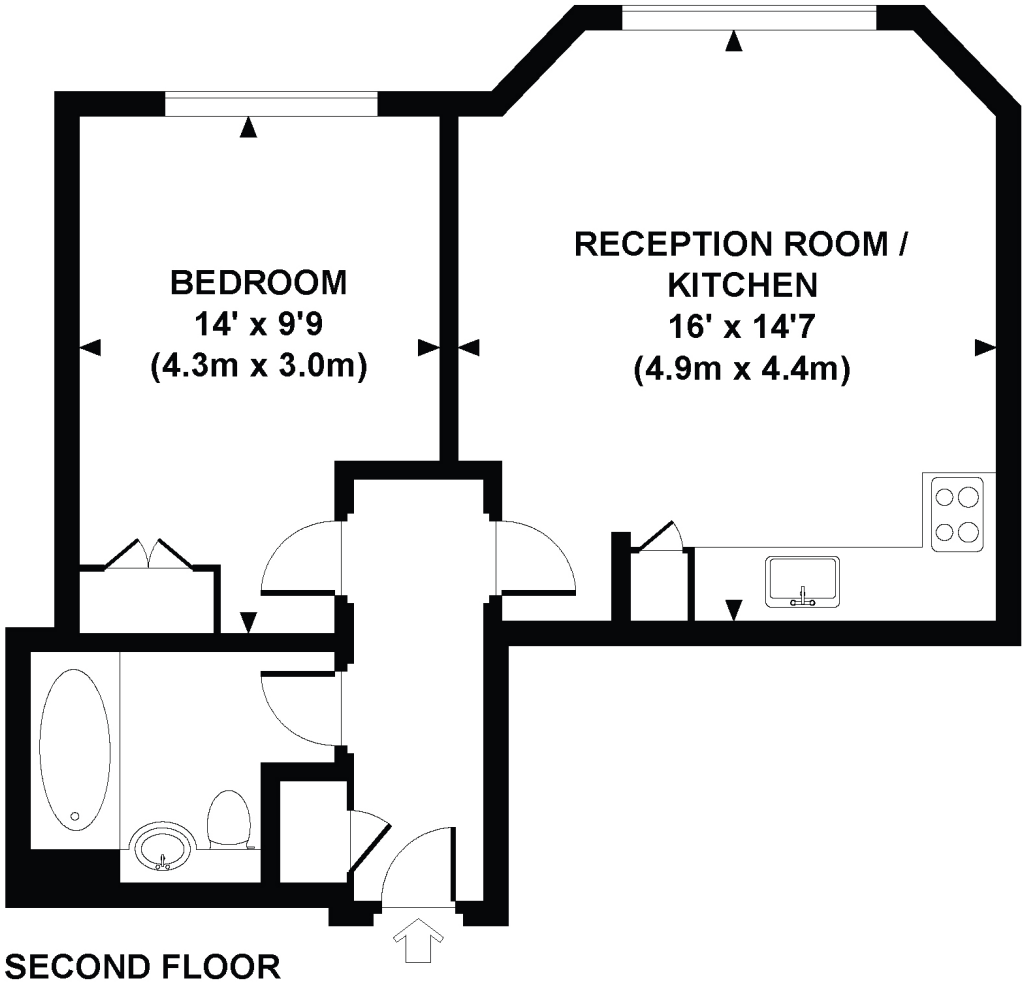
[sales.nkn@mountgrangeheritage.co.uk](mailto:sales.nkn@mountgrangeheritage.co.uk)

**Other offices** Kensington - Notting Hill

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

# ST. HELEN' S GARDENS, W10

Approx. gross internal area  
453 Sq.Ft. / 42.1 Sq.M.



# Energy performance certificate (EPC)

Flat 64 St. Helens Gardens LONDON W10 6LH	Energy rating <b>B</b>
Valid until 7 July 2029	Certificate number 0089-2871-6564-9891-2001

## Property type

Mid-floor flat

## Total floor area

45 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 B. 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.