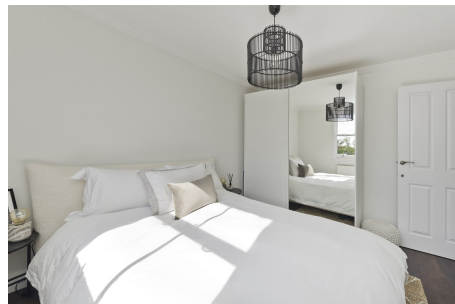




MOUNTGRANGE
HERITAGE



Hereford Road, W2

£675,000 Leasehold

A bright top floor apartment in the elegant period house in Notting Hill which is flooded with natural light and enjoys attractive views. This well arranged one bedroom apartment is well presented with a reception with wood flooring, double bedroom and a bathroom. Hereford Road is located just off Westbourne Grove with its outstanding array of boutiques and restaurants. The vibrant Portobello Road is also close by, as are the wide open green spaces at Kensington Gardens and Hyde Park. There are various transport connections within easy reach, including Notting Hill Gate Underground (Central, Circle & District lines), Queensway and Paddington for mainline connections including the Heathrow Express.

1 Bedroom | 1 Reception Room | 1 Bathroom

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

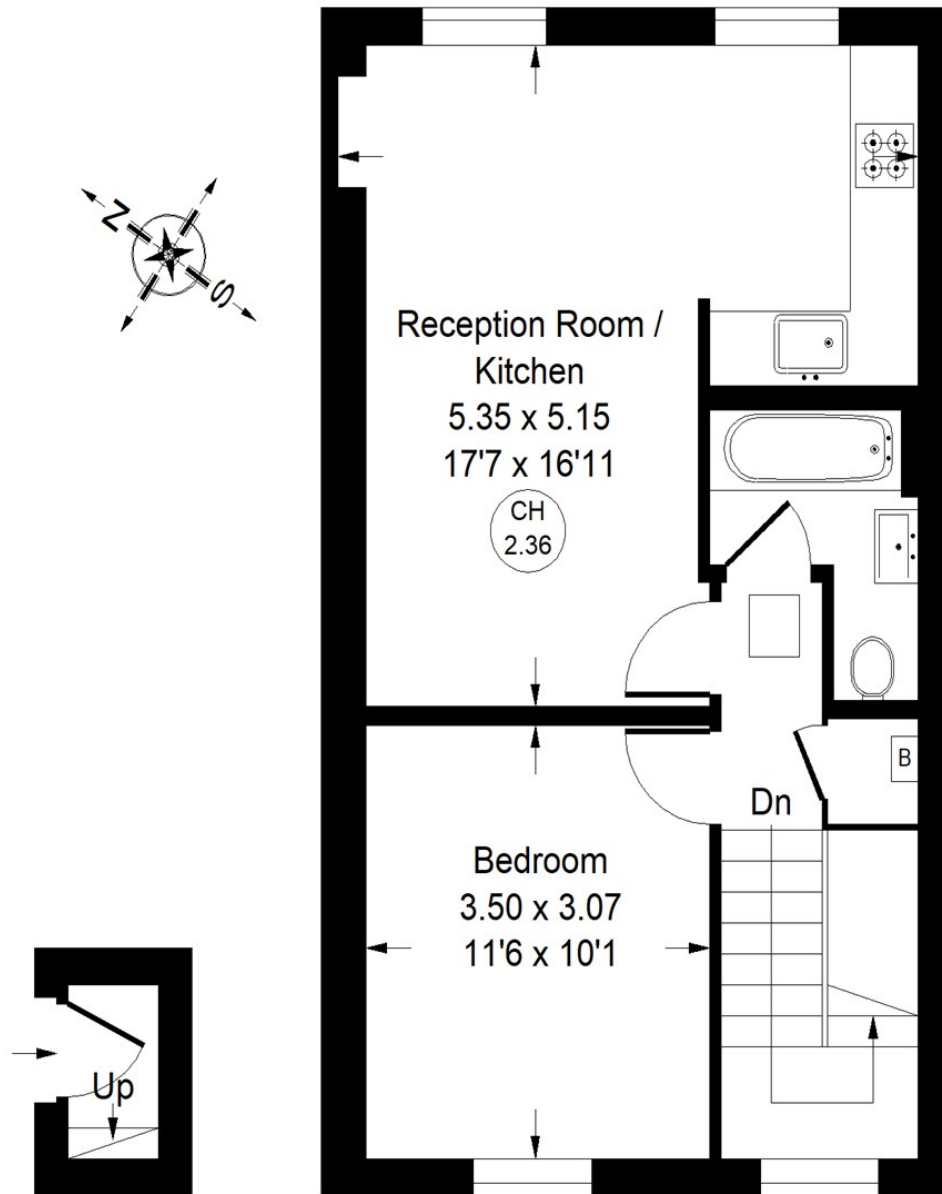
sales@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

Hereford Road, W2

Approx. Gross Internal Area
45.4 sq m / 489 sq ft



Second Floor

Third 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)

Hereford Road LONDON W2 5BB	Energy rating C	Valid until: 15 June 2027 Certificate number: 9258-8048-7206-5223-3980
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Property type

Top-floor flat

Total floor area

39 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 current energy rating is C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	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.