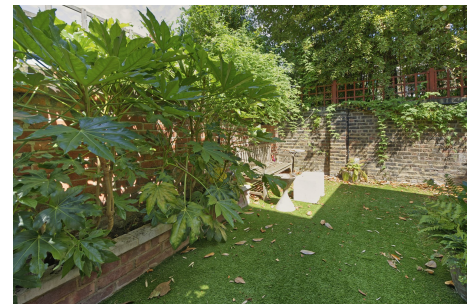




MOUNTGRANGE
HERITAGE



Latimer Road, W10

£2,100,000 Freehold

A wider than average period family house in a quiet enclave of North Kensington. This large house has had a back to brick refurbishment and extension to create a four bedroom home arranged on three floors. The ground floor has a reception to the front with a spacious kitchen family room leading to the garden. With immaculate finishes including, parquet flooring, crittal doors and solid iron radiations the space is perfect for entertaining. The first and second floors have four bedrooms, three bathrooms, two of which are en suite and a separate study. Latimer Road is well located for the local shops and boutiques on St Helen's Gardens. Latimer Road underground station can be reached by foot for the Circle, Hammersmith and City line. The fabulous amenities of Westfield, Notting Hill, Portobello Road and Golborne Road are also within easy reach.

4 Bedrooms | 2 Reception Rooms | 3 Bathrooms

North Kensington Office

59 St Helen's Gardens, London W10 6LN
020 8960 0181

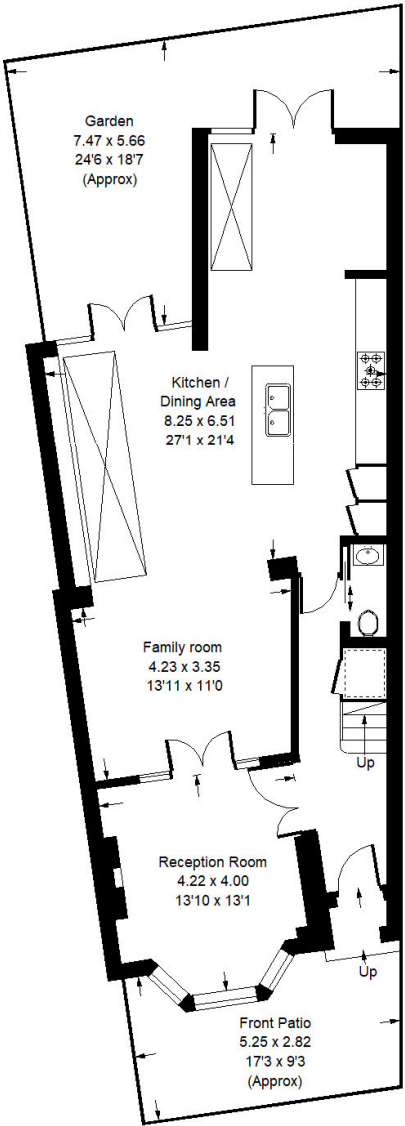
sales.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

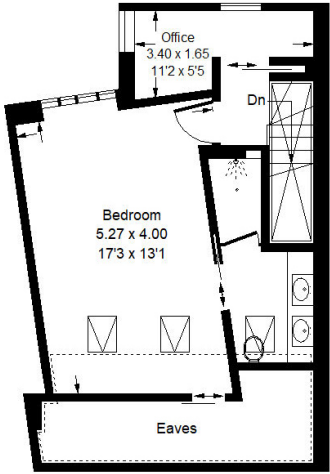
mountgrangeheritage.co.uk

Latimer Road, W10

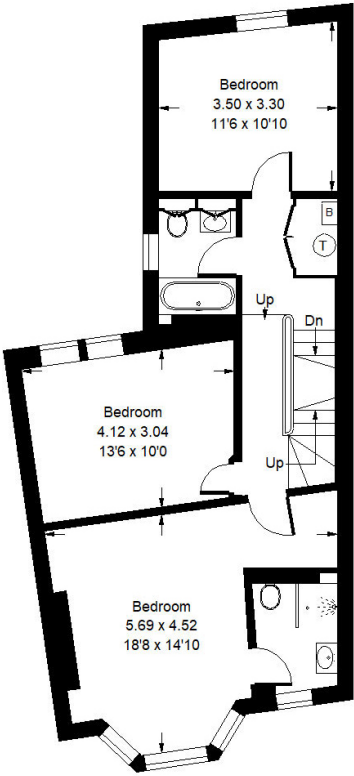
Approx. Gross Internal Area
181.2 sq m / 1951 sq ft
Eaves = 7.3 sq m / 78 sq ft
Total = 188.5 sq m / 2029 sq ft



Ground Floor



Second 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)

LATIMER ROAD LONDON W10	Energy rating C	Valid until: 24 November 2030 Certificate number: 2120-2795-0022-5292-0063
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Property type Mid-terrace house

Total floor area 174 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 C. It has the potential to be B.

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

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

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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.