

Dalgarno Gardens, W10

£3,250,000 Freehold

A spectacular end of terrace house with far reaching views and a double garage in this quiet corner of North Kensington. Providing approximately 3,100 sq ft of accommodation, this Edwardian house is arranged with two reception rooms on the ground floor and opens up to an extended kitchen family room overlooking the south-facing garden. The first floor has a principal bedroom with en-suite, overlooking the park, along with another bedroom (currently used as a study) which enjoys views of the garden from its bay window. There are three further bedrooms on the second floor, all with en-suite bathrooms. The house has a lower ground floor, currently a workshop, with a separate access from the front. There is also plenty of storage, a WC and a laundry area. The double garage is accessed from Brewster Gardens, with space for two cars and electric shutters. Dalgarno Gardens is within walking distance of the shops, restaurants and transport links in and around North Kensington, Ladbroke Grove, Portobello Road and Golborne Road. The wide open spaces of Little Scrubs and Wormwood Scrubs are just a stone's throw away. Westfield Shopping Centre is also within walking distance, as is White City underground station on the Central Line.

North Kensington Office
5 Bedrooms | 2 Reception Rooms | 4 Bathrooms
59 St Helen's Gardens, London W10 6LN
020 8960 0181

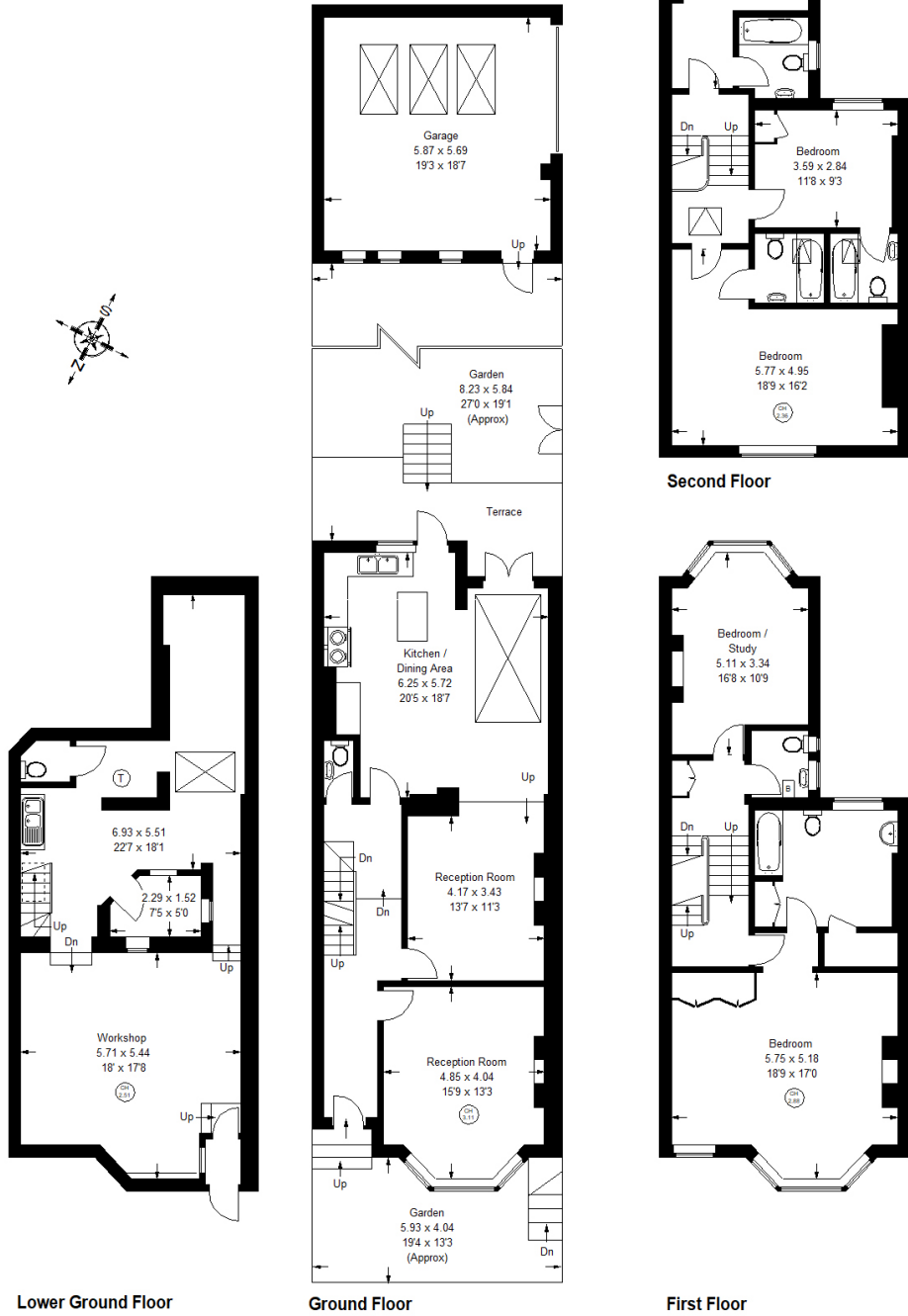
sales.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

mountgrangeheritage.co.uk

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Approximate Gross Internal Area = 290.1 sq m / 3122 sq ft
 Garage = 33.8 sq m / 364 sq ft
 Total = 323.9 sq m / 3486 sq ft



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.

Energy performance certificate (EPC)

Dalgarno Gardens
LONDON
W10 6AB

Energy rating

D

Valid until:

29 April 2034

Certificate
number:

2613-3037-5204-6694-
4204

Property type

End-terrace house

Total floor area

289 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		73 C
55-68	D	59 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.