



**MOUNTGRANGE**  
HERITAGE



## **Bullingham Mansions, Pitt Street, W8**

**£950,000 Share of Freehold**

A lovely apartment in a highly regarded, gated, mansion block in a prime Kensington location. The property benefits from original parquet flooring, high ceilings, bright and spacious sitting room, eat-in kitchen and two double bedrooms and two shower rooms. There is also a porter and access to communal courtyard gardens. Bullingham Mansions is perfectly located between Holland Park and Kensington Gardens and is moments away from all the amenities of Kensington High Street.

**2 Bedrooms | 1 Reception Room | 2 Bathrooms**

### **Kensington Office**

13b Stratford Road, London W8 6RF

020 7937 9976

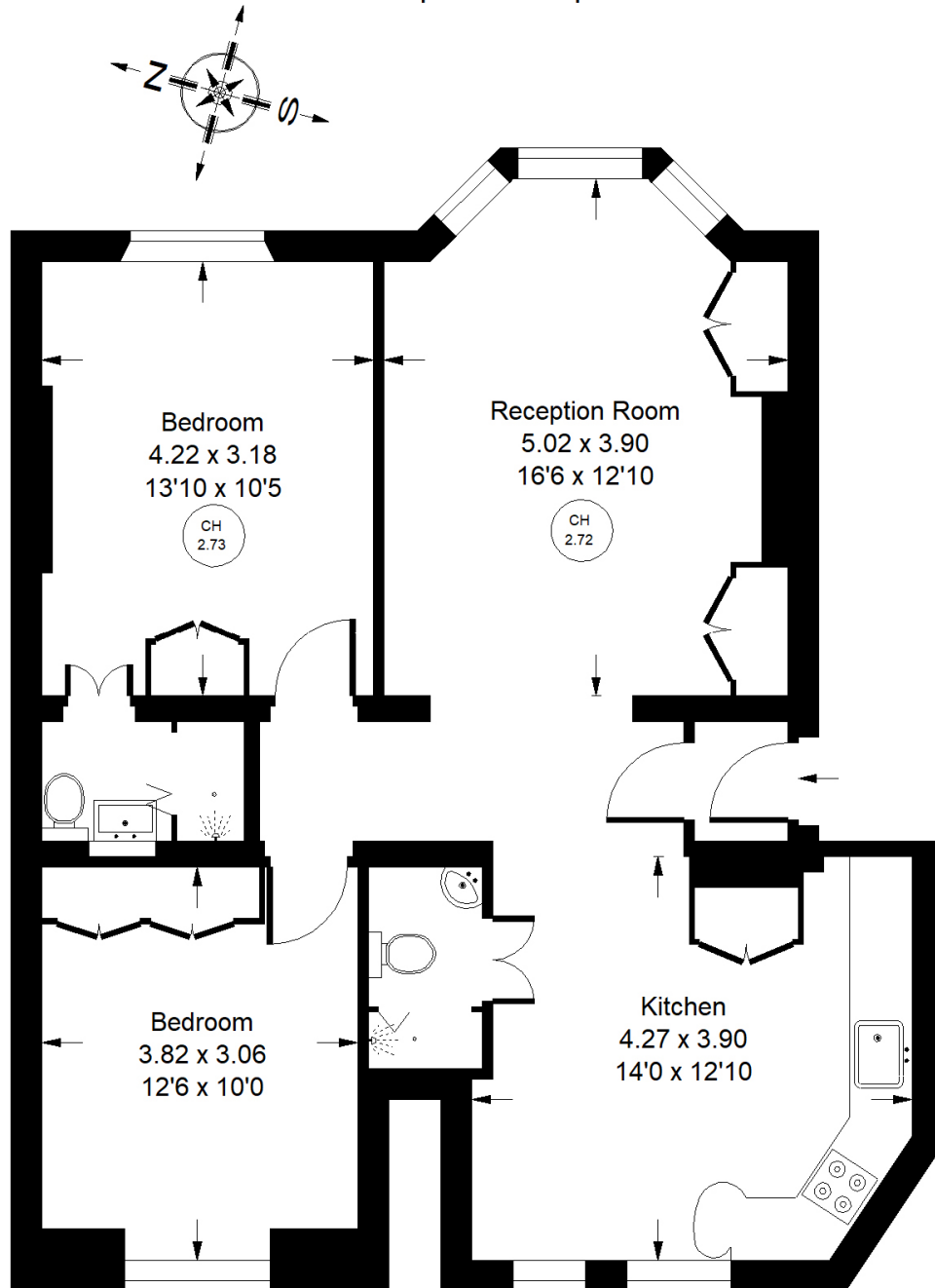
[sales.ken@mountgrangeheritage.co.uk](mailto:sales.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

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

# Bullingham Mansions, W8

Approx. Gross Internal Area  
72.4 sq m / 779 sq ft



## Lower Ground 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)

Flat Bullingham Mansions  
Pitt Street  
LONDON  
W8 4JH

Energy rating

**D**

Valid until:

**1 June 2030**

Certificate  
number:

**8470-7626-3630-8762-  
9202**

Property type

Basement flat

Total floor area

75 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	68 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.