

MOUNTGRANGE
HERITAGE



Aldridge Road Villas, W11

£600,000 Leasehold

A fantastic flat in this grand period house in Notting Hill. This split-level two bedroom flat is flooded with light and offers two double bedrooms, reception room and separate kitchen. Aldridge Road Villas runs off Westbourne Park Road and is close to Westbourne Grove, Portobello Road and the under ground station of Westbourne Park Road for the Hammersmith, City and Circle Line.

2 Bedrooms | 1 Reception Room | 1 Bathroom

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

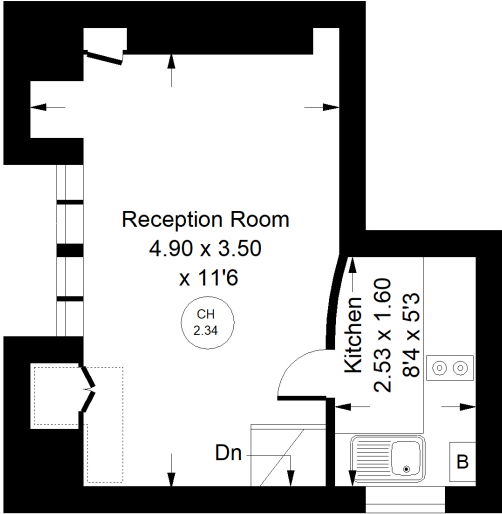
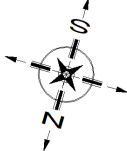
sales@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

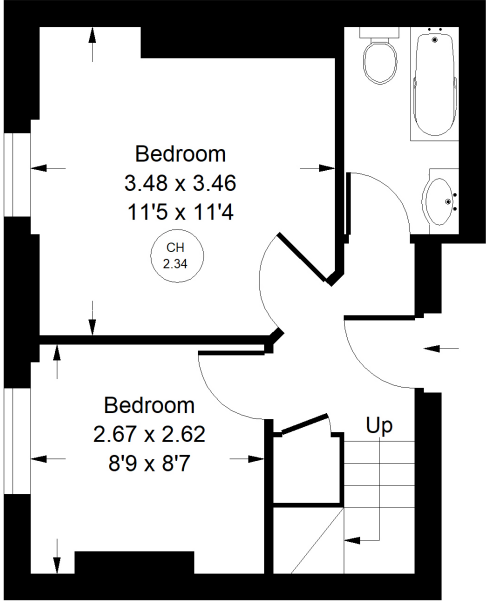
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Approx. Gross Internal Area
48.1 sq m / 518 sq ft



Second Floor



Third 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)

Flat
11 Aldridge Road Villas
LONDON
W11 1BL

Energy rating

D

Valid until:

7 November 2027

Certificate
number:

9902-2833-7692-9403-
5015

Property type

Top-floor flat

Total floor area

47 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		74 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.