

Cambridge Gardens, W10 £1,250,000 Share of Freehold

A bright lateral duplex apartment in a double fronted house on this tree lined avenue in North Kensington. This three bedroom apartment, circa 1,680 square feet, spans the whole second floor and is arranged with a large reception room, separate kitchen and two bathrooms, one of which is en-suite. With the added benefit of a large loft style studio room which is flooded with light from the Velux windows. Cambridge Gardens is located close to Ladbrooke Grove, Golborne Road, Portobello Road and all the other amenities of Notting Hill. Ladbrooke Grove tube and Latimer Road stations are within walking distance.

3 Bedrooms | 2 Reception Rooms | 2 Bathrooms

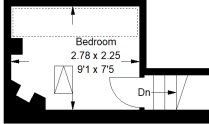
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Other offices Kensington - Notting Hill

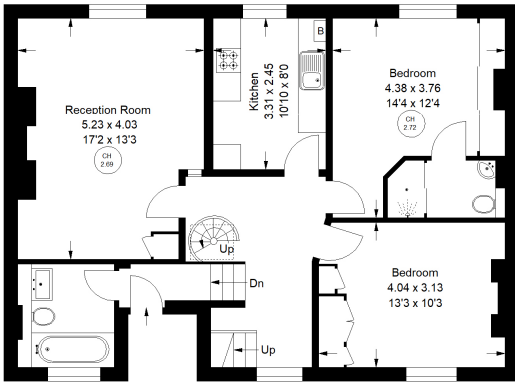
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Cambridge Gardens, W10

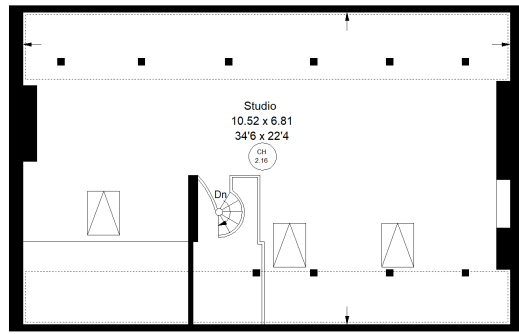
Approx. Gross Internal Area
156.1 sq m / 1680 sq ft
(Including Eaves)



Second Floor - Half Landing



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 96 Cambridge Gardens LONDON W10 6HS	Energy rating C	Valid until: 17 June 2034
		Certificate number: 9639-3039-1206-6244-1200

Property type	Top-floor flat
Total floor area	141 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 C. 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	70 C	76 C
55-68	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.