



**MOUNTGRANGE**  
HERITAGE



## Wood Lane, W12

**£600,000 Share of Freehold**

A lovely garden flat forming the upper part of an Edwardian house. Arranged over the first floor, this property is bright and spacious with three bedrooms, a large family bathroom and a large open plan kitchen reception room. The flat also benefits from a private garden. Pavilion Terrace is moments away from the exciting Westfield and Soho House, as are the underground stations at White City & Wood Lane. The fabulous amenities of Notting Hill, Golborne Road, Portobello Road are also within easy reach.

**3 Bedrooms | 0 Reception Rooms | 1 Bathroom**

### North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

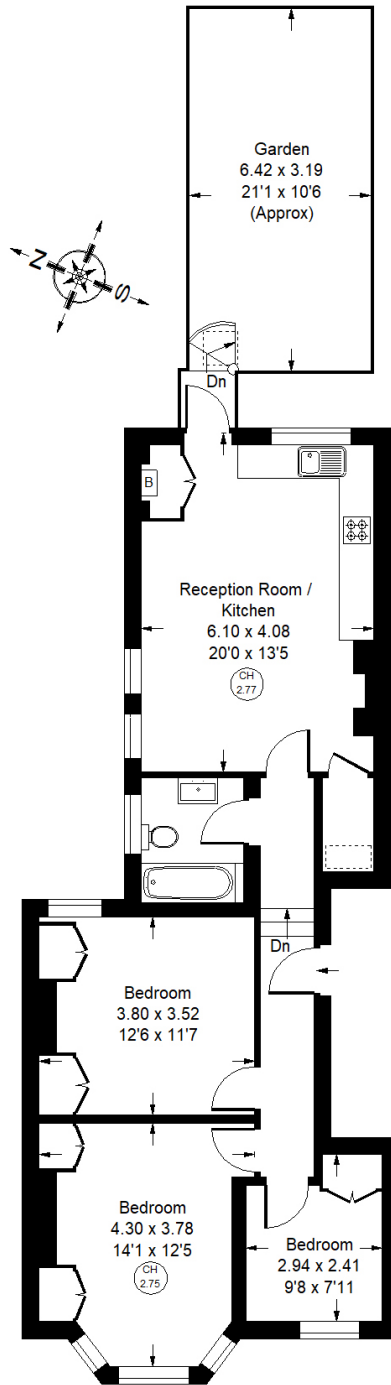
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**Other offices** Kensington - Notting Hill


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

# Pavillion Terrace, W12

Approx Gross Internal Area  
73.5 sq m / 791 sq ft



## 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)

Flat 17a Pavilion Terrace Wood Lane LONDON W12 0HT	Energy rating <b>C</b>	Valid until: <b>11 June 2034</b>
		Certificate number: <b>1234-9926-6300-0559-8296</b>

Property type	Mid-floor flat
Total floor area	71 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 B.

[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		81 B
69-80	C	75 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.