



Sandbourne, W11

£850,000 Leasehold

A bright duplex apartment on the first and second floors of this purpose built block in Notting Hill. This large (1,333 sq ft) flat has four bedrooms, a lovely reception room with a balcony, kitchen/dining room, bathroom, guest WC and a large storage room. Dartmouth Close is located between Talbot Road and Ledbury Road and is close to the fabulous array of restaurants and boutiques on Westbourne Grove, All Saints Road and Portobello Road. Notting Hill Gate Underground station is within walking distance for the Central Line and District and Circle Lines. alternatively Westbourne Park is close by for the Hammersmith, City and Circle Line.

4 Bedrooms | 2 Reception Rooms | 1 Bathroom

Notting Hill Office

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Gross internal area (approx.)
124 Sq m (1333 Sq ft)

For identification only, Not to Scale



For guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Energy performance certificate (EPC)

Flat Sandbourne Dartmouth Close LONDON W11 1DS	Energy rating C	Valid until: 12 March 2034
		Certificate number: 9376-3035-8207-6124-9200

Property type: Mid-floor flat

Total floor area: 124 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		83 B
69-80	C	79 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.