



MOUNTGRANGE
HERITAGE



St Helens Gardens, W10

£575 per week Fees May Apply

A smart well-presented two bedroom top-floor flat in this small modern block in the heart of a charming community with a delightful village feel and lovely public gardens close by.

2 Bedrooms | 1 Reception Room | 2 Bathrooms
Furnished

North Kensington Office

59 St Helen's Gardens, London W10 6LN
020 8960 0181

lettings.nkn@mountgrangeheritage.co.uk

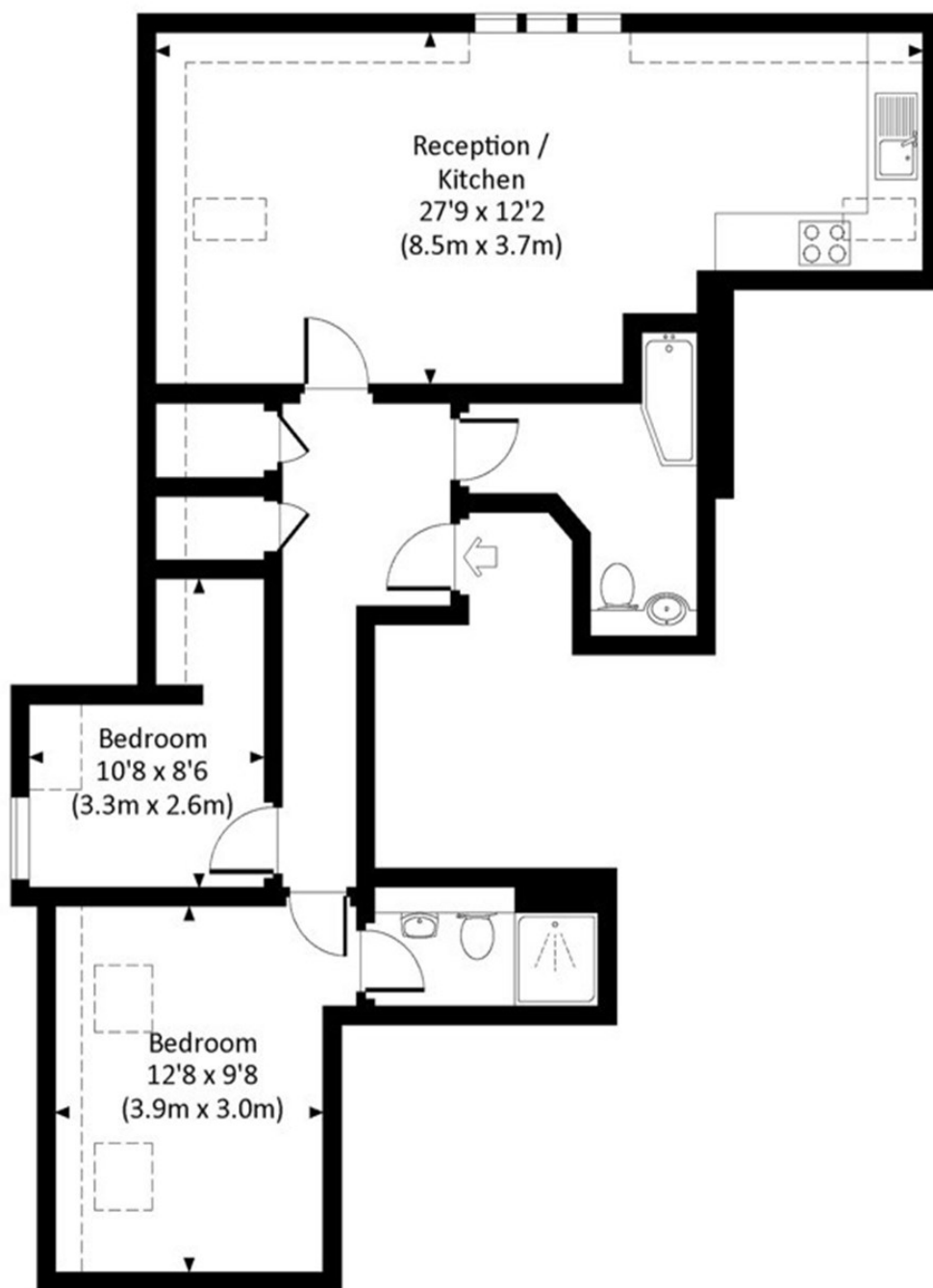
Other offices Kensington - Notting Hill

mountgrangeheritage.co.uk

ST. HELENS GARDENS, W10

Approx. gross internal area 646 Sq Ft. / 60.0 Sq M.

Approx. gross internal area 711 Sq Ft. / 66.1 Sq M. Inc. Restricted Height



THIRD FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2017 www.dowlingjones.com 020 7610 9933

Energy performance certificate (EPC)

Flat 64 St. Helens Gardens LONDON W10 6LH	Energy rating C	Valid until: 7 July 2029
		Certificate number: 9118-0003-6236-8871-8940

Property type	Top-floor 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 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		82 B
69-80	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.