



# MOUNTGRANGE HERITAGE



## Gregory Place, W8

**£2,800 per week** Fees May Apply

An exquisite house nestled within a discreet location just off Kensington Church Street. This exceptional property presents an expansive eat-in kitchen, a gracious reception room, and a master bedroom on the first floor. The second floor offers two additional bedrooms with ample storage, while the lower ground level unveils a generously proportioned fourth bedroom. Each bedroom benefits from its own en-suite bathroom.

**4 Bedrooms | 2 Reception Rooms | 4 Bathrooms**  
**Unfurnished**

### Kensington Office

13b Stratford Road, London W8 6RF  
020 7937 9976

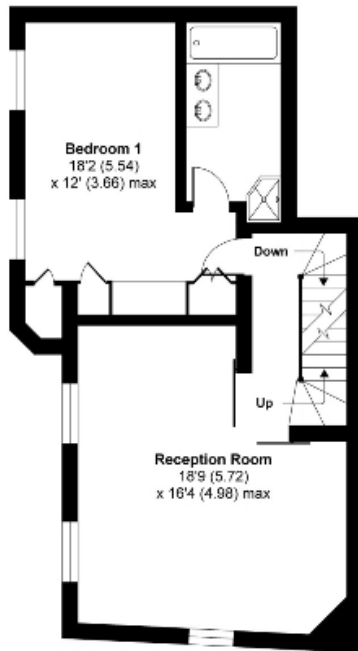
[lettings.ken@mountgrangeheritage.co.uk](mailto:lettings.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

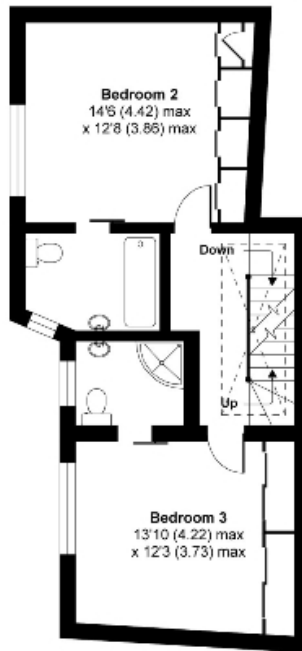
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Gregory Place, London, W8

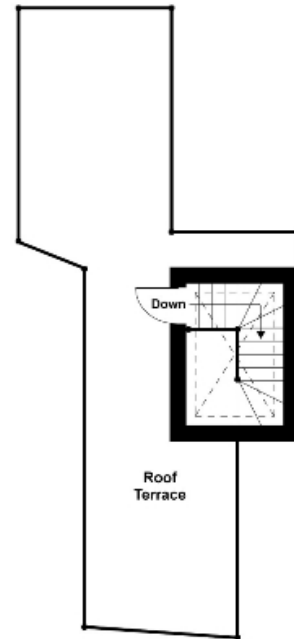
APPROX. GROSS INTERNAL FLOOR AREA 2584 SQFT / 240 SQM



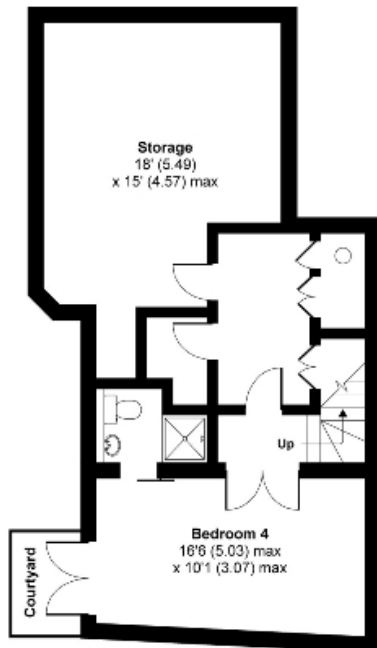
FIRST FLOOR



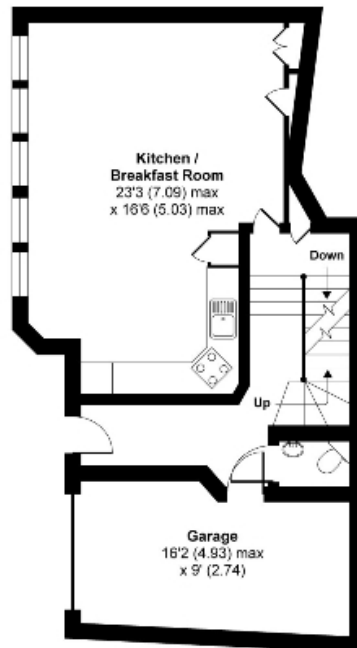
SECOND FLOOR



ROOF TERRACE



BASEMENT



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Mountgrange Heritage and no guarantee as to their operating ability or their efficiency can be given.

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# Energy performance certificate (EPC)

Gregory Place  
LONDON  
W8 4NG

Energy rating

C

Valid until: 11 May 2032

Certificate number: 2111-1511-1391-1751-5400

Property type

End-terrace house

Total floor area

205 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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	77   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.