

**MOUNTGRANGE**  
HERITAGE



## Highlever Road, W10

### £2,000,000 Freehold

An exciting opportunity to acquire this fabulous Edwardian family home located in a prime position within the highly regarded St Quintin Conservation Area. Currently arranged as three bedrooms and subject to planning permission the house can be extended to create a larger kitchen family room and a further bedroom suite in the loft. The ground floor consists of a double reception room with access to the garden, guest WC and a kitchen dining room with patio doors to a pretty garden. There are three double bedrooms with two bathrooms and a lovely balcony off the main bedroom. Highlever Road is located in the Royal Borough of Kensington & Chelsea, within easy reach of Ladbroke Grove, Notting Hill and Portobello Road. Ladbroke Grove tube station (Circle and Hammersmith and City) is within walking distance along with easy access to the A40 for routes in and out of London.

**3 Bedrooms | 2 Reception Rooms | 2 Bathrooms**

#### North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

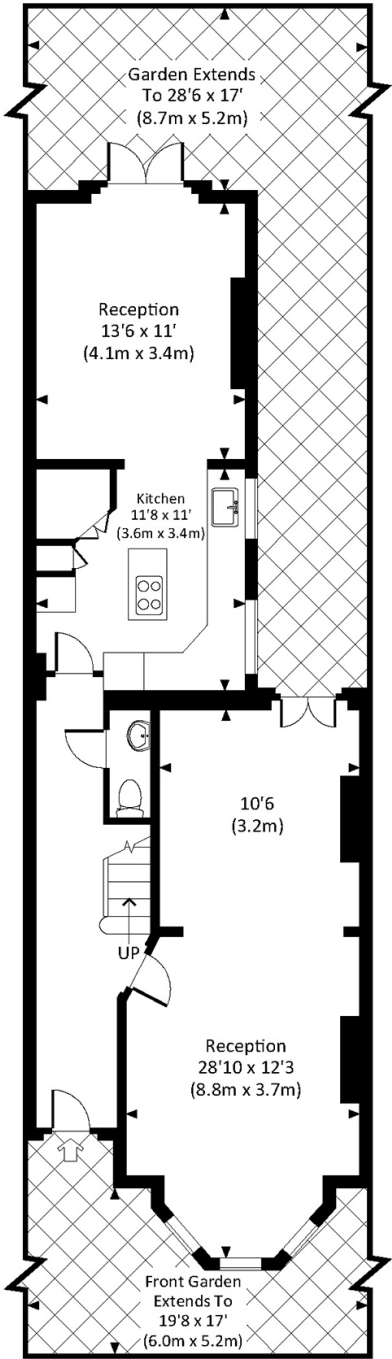
[sales.nkn@mountgrangeheritage.co.uk](mailto:sales.nkn@mountgrangeheritage.co.uk)

**Other offices** Kensington - Notting Hill

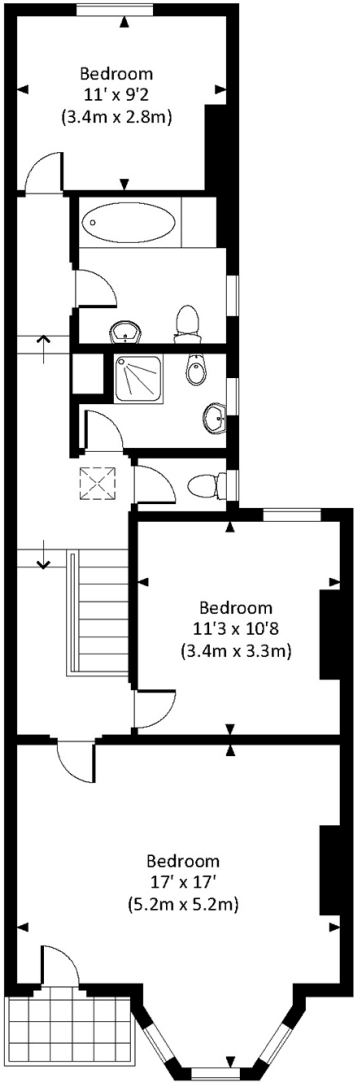
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

HIGHLEVER ROAD, W10

Approx. gross internal area  
1467 Sq.Ft. / 136.3 Sq.M.



GROUND FLOOR



FIRST 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. © 2015 www.dowlingjones.com 020 7610 9933

# Energy Performance Certificate



, Highlever Road, LONDON, W10

Dwelling type: Mid-terrace house  
Date of assessment: 04 November 2015  
Date of certificate: 05 November 2015

Reference number: 0448-9974-7269-4805-3900  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 138 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

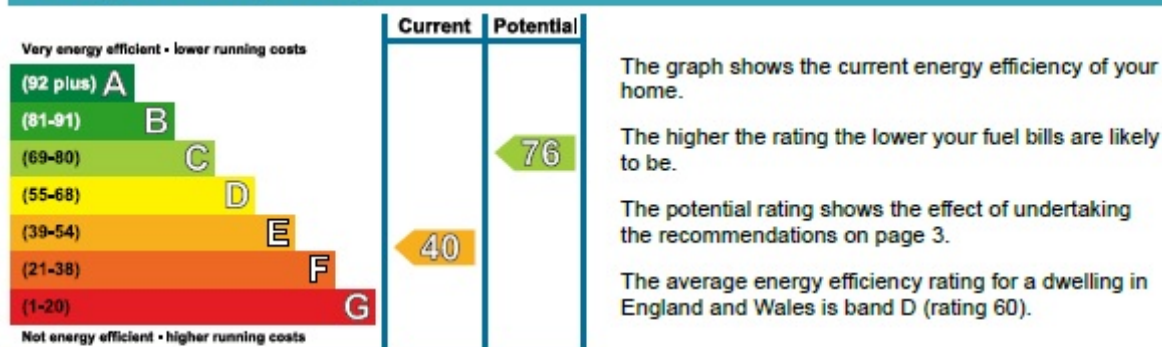
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,832</b>
<b>Over 3 years you could save</b>	<b>£ 2,871</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 444 over 3 years	£ 225 over 3 years	
Heating	£ 4,776 over 3 years	£ 2,496 over 3 years	
Hot Water	£ 612 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 5,832</b>	<b>£ 2,961</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 957	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 147	✓
3 Draught proofing	£80 - £120	£ 69	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

## 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.