

MOUNTGRANGE
HERITAGE



Dalgarno Gardens, W10

£1,600,000 Freehold

A bright family home with ample opportunity to extend and refurbish. Currently arranged over just two floors, this four-bedroom house has been in the same family for many years and benefits from a large double reception room, kitchen dining room leading to a south facing garden with open views. There are four bedrooms and a family bathroom on the first floor. Subject to planning the house can be extended to create a larger kitchen family room and a further bedroom suite in the loft. The garden faces south over the protected green space of a nursery and Little Wormwoods Scrubs is across the road. Dalgarno Gardens is located close to Ladbroke Grove, Golborne Road, Portobello Road and all the other fabulous amenities of Notting Hill. 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.

4 Bedrooms | 1 Reception Room | 2 Bathrooms

North Kensington Office

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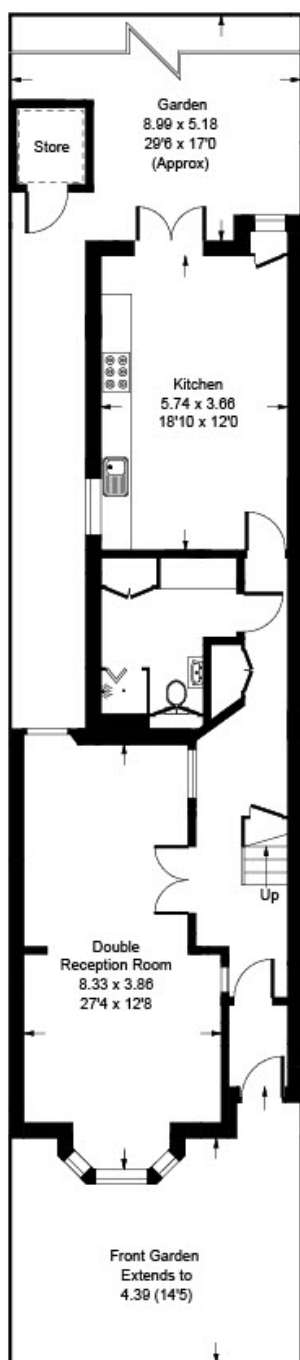
Other offices Kensington - Notting Hill

mountgrangeheritage.co.uk

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Approx. Gross Internal Area = 140.5 sq m / 1509 sq ft

DRAFT



Ground Floor



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)

Dalgarno Gardens LONDON W10	Energy rating E	Valid until: 9 December 2029 Certificate number: 8198-3507-6029-3796-8213
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Property type Mid-terrace house

Total floor area 145 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 E. It has the potential to be C.

[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		
69-80	C		77 C
55-68	D		
39-54	E	50 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.