



**MOUNTGRANGE**  
HERITAGE



## Portobello Road, W10

**£3,000 per week** Fees May Apply

A stylishly designed maisonette split over four floors with a bright and spacious open plan living kitchen room.

**2 Bedrooms | 1 Reception Room | 2 Bathrooms**

**Furnished**

### Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

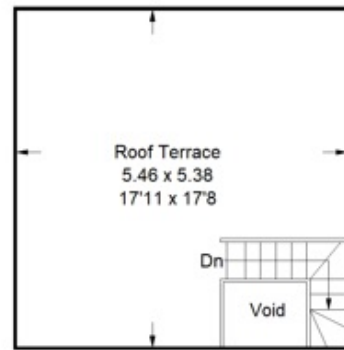
[lettings.nhg@mountgrangeheritage.co.uk](mailto:lettings.nhg@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

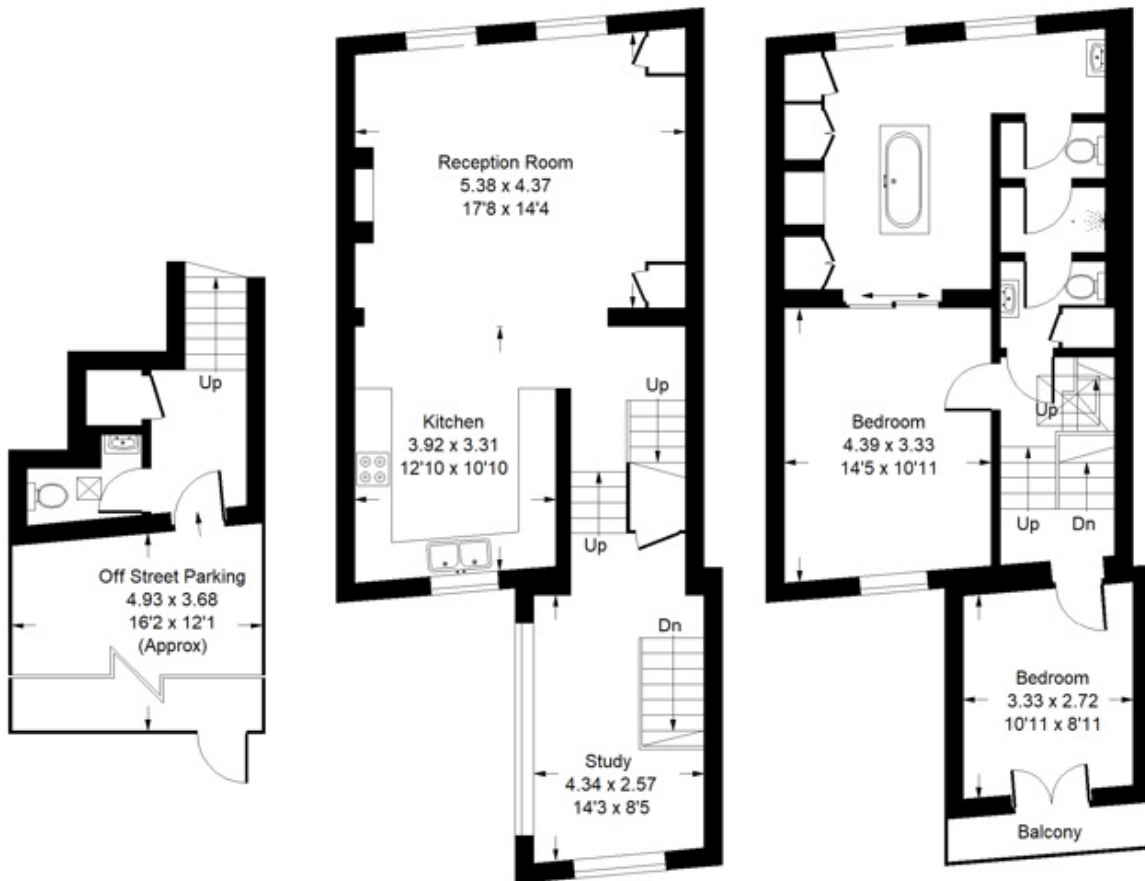
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

## Portobello Road, W10

Approx. Gross Internal Area  
123.5 sq m / 1329 sq ft

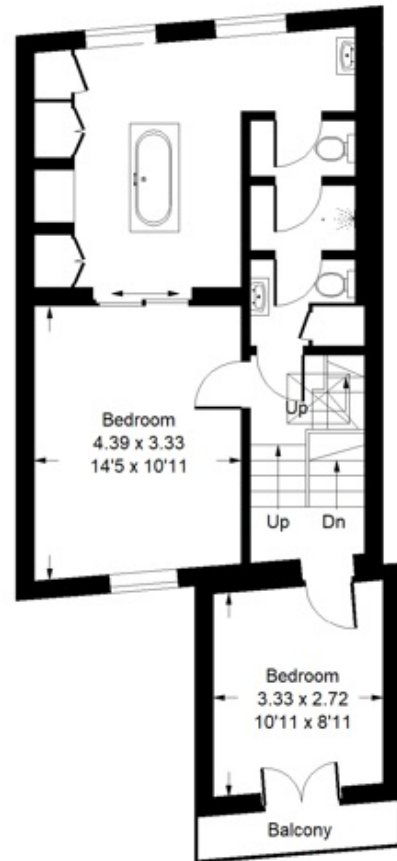


Third Floor



Ground Floor

First Floor



Second Floor

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)

a Portobello Road  
LONDON  
W10 5RU

Energy rating

C

Valid until: 9 February 2028

Certificate number: 8708-1235-7629-8807-3283

Property type

Top-floor maisonette

Total floor area

115 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 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	74   c	78   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.