



**MOUNTGRANGE**  
HERITAGE



## Iverna Gardens, W8

**£2,950,000 Share of Freehold**

An attractive and welcoming lateral apartment on the second floor (with lift) of this sought-after building located just off Kensington High Street. The property provides a large reception hallway, four double bedrooms, two reception rooms, a fitted kitchen, two bathrooms and a separate cloakroom/WC. Iverna Gardens is a handsome tree-lined street comprising purpose built Victorian mansion flats set around a leafy communal garden square. There are outstanding shopping, dining and transport amenities in the immediate area whilst the open green spaces of Holland Park, Kensington Gardens and Hyde Park are a short walk away.

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

### Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

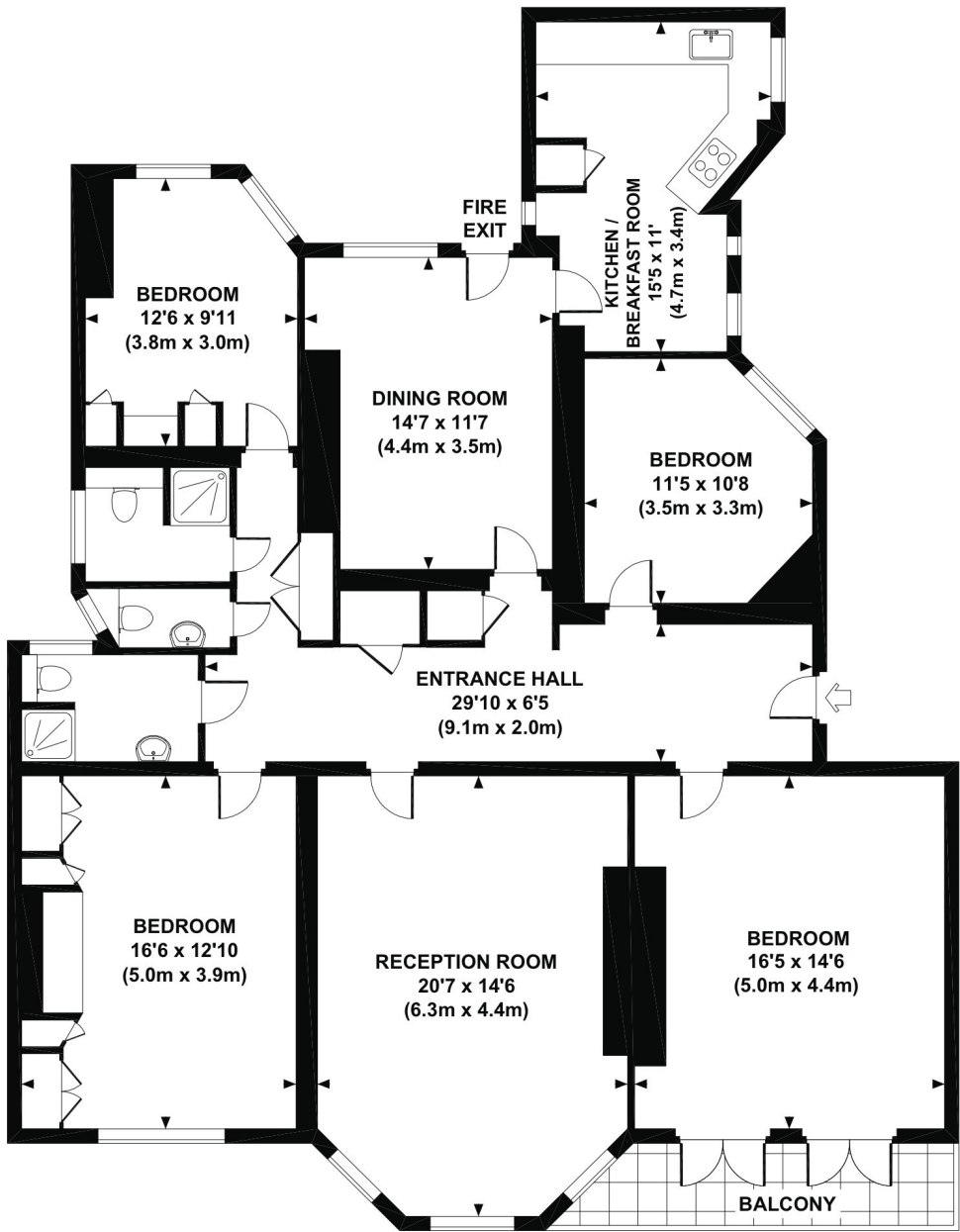
[sales.ken@mountgrangeheritage.co.uk](mailto:sales.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

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

**IVERNA GARDENS, W8**

Approx. gross internal area  
1707 Sq.Ft. / 158.6 Sq.M.



**SECOND FLOOR**



All measurements are approximate and for illustration purposes  
only as defined by the RICS Code of Measuring Practice © 2012  
Dowling Jones Design [www.dowlingjones.com](http://www.dowlingjones.com) 020 7610 9933

## Energy performance certificate (EPC)

IVERNA GARDENS LONDON W8 6TW	Energy rating <b>C</b>	Valid until: 26 April 2031 Certificate number: 0040-2303-2240-2729-2145
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Property type

Mid-floor flat

Total floor area

158 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 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

### 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.