



MOUNTGRANGE
HERITAGE



Denbigh Terrace, W11

£3,000 per week Fees May Apply

Beautifully presented family home located in an iconic pastel-coloured terrace in the heart of Notting Hill. This elegantly furnished house is arranged over four floors and offers four bedrooms, two bathrooms, a guest WC and a double reception room on both the lower & raised ground floors. The house also benefits from a patio garden & terrace to the rear. Denbigh Terrace is perfectly located within moments of the wonderful array of amenities of Portobello Road and the popular boutiques of Westbourne Grove. Notting Hill Gate and Ladbroke Grove Underground Stations are within easy walking distance. Available for a **SHORT LET**.

4 Bedrooms | 2 Reception Rooms | 2 Bathrooms
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU
020 7221 2277


lettings.nhg@mountgrangeheritage.co.uk

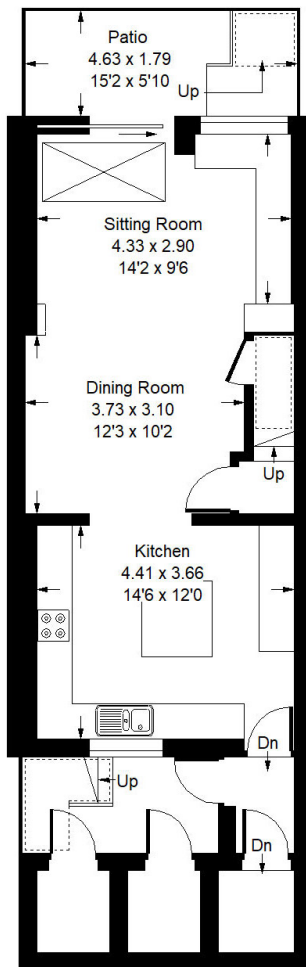
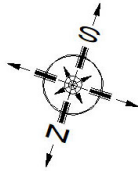
Other offices Kensington - North Kensington

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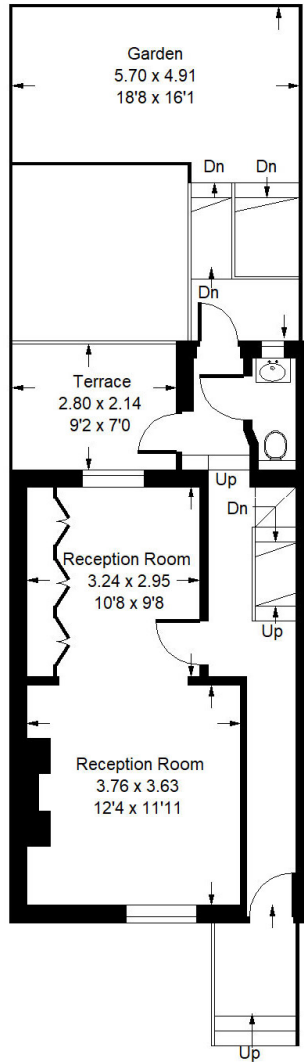
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Approx. Gross Internal Area
156.3 sq m / 1682 sq ft
(Excluding Eaves Storage & External Stores)

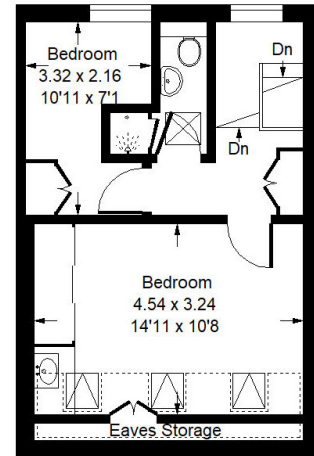
 = Reduced headroom
below 1.5 m / 5'0



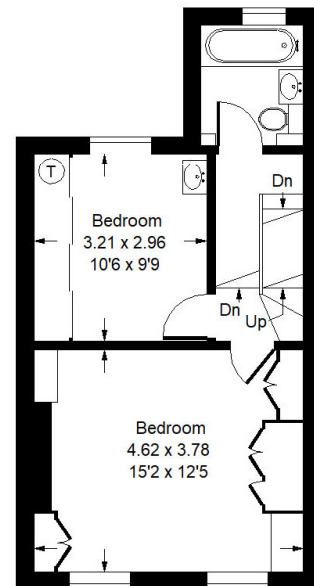
Lower Ground Floor



Raised Ground Floor



Second Floor



First 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)

Denbigh Terrace LONDON W11		Energy rating D
Valid until 6 June 2027	Certificate number 8183-7226-5690-4283-3902	

Property type
Mid-terrace house

Total floor area
157 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 D. It has the potential to be B.

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

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.