



MOUNTGRANGE
HERITAGE



Latimer Road, W10

£525,000 Leasehold

A bright first floor apartment in the unique purpose built block in North Kensington. This flat offers a large reception room with an open plan kitchen and wood flooring, perfect for entertaining. There is a generous double bedroom and an immaculate bathroom. Located at the southern end of Latimer Road, the Clockhouse is well located for the local shops and boutiques on St Helen's Gardens. Latimer Road underground station can be reached by foot for the Circle, Hammersmith and City line. The fabulous amenities of Westfield, Notting Hill, Portobello Road and Golborne Road are also within easy reach

1 Bedroom | 1 Reception Room | 1 Bathroom

North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

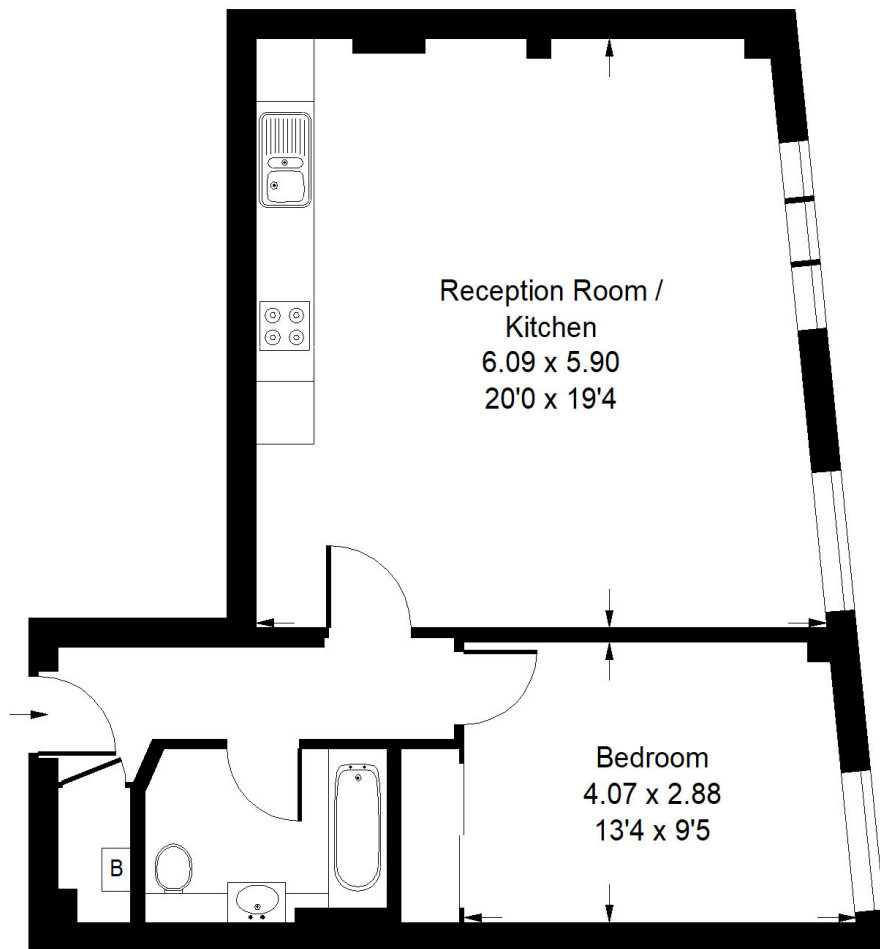
sales.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

mountgrangeheritage.co.uk

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Approx Gross Internal Area
58.6 sq m / 631 sq ft



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)

Clockhouse 220 Latimer Road LONDON W10		Energy rating C
Valid until 22 October 2022	Certificate number 8912-7630-0199-4212-4992	

Property type

Mid-floor flat

Total floor area

63 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.](#)

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.