



MOUNTGRANGE
HERITAGE



Scarsdale Villas, W8

£6,750,000 Freehold

An impressive and rarely available family house with off-street parking in the one of the most desirable streets in prime Kensington. This charming house has been in the same ownership for 44 years and boasts many original features, the accommodation is generous and could easily be reconfigured to suit personal requirements. At present there is a charming entrance hallway, a large double reception room with period features and a cloakroom/WC. At garden level is a fully fitted dining kitchen, bedroom/study and a utility room. On the first floor there is bright principal bedroom suite with two walk-in wardrobes and a very large bathroom, there are two further double bedrooms and a family bathroom on the second floor. Of particular note is the landscaped rear garden which can be accessed from the raised ground and lower ground floors, the garden faces south and enjoys a great deal of light and privacy thanks to the open aspect at the rear.

4 Bedrooms | 2 Reception Rooms | 2 Bathrooms

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

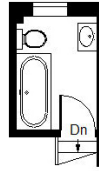
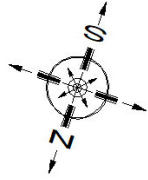
sales.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

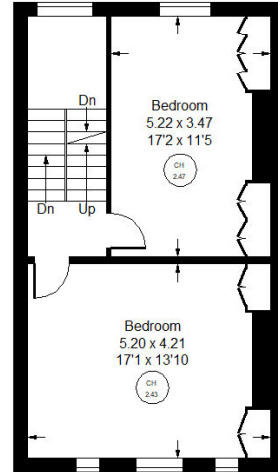
mountgrangeheritage.co.uk

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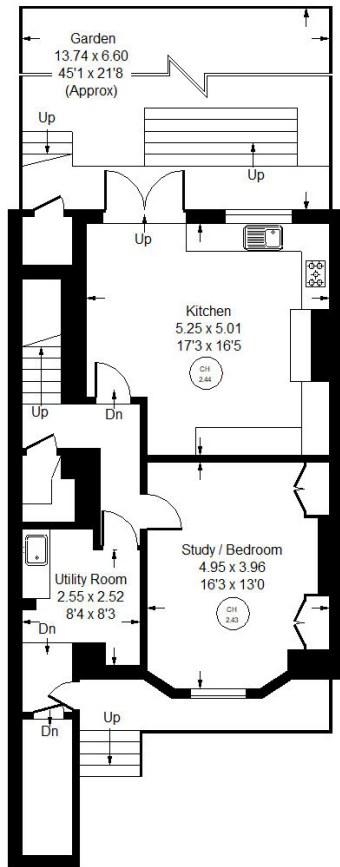
Approx. Gross Internal Area
244.2 sq m / 2628 sq ft



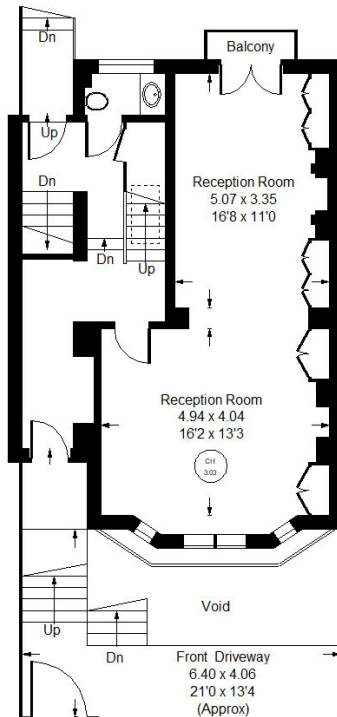
Third Floor
(Half Landing)



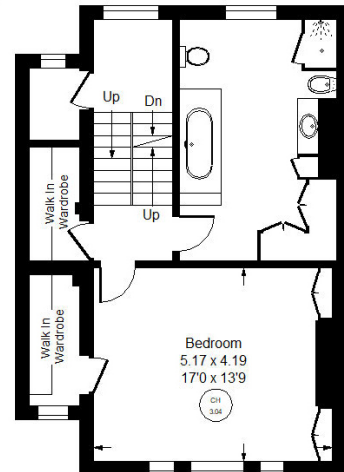
Second Floor



Lower Ground Floor



Raised 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)

Scarsdale Villas LONDON W8	Energy rating D	Valid until: 13 February 2032 Certificate number: 2070-1302-6220-9704-4191
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Property type

Mid-terrace house

Total floor area

238 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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.