



**MOUNTGRANGE**  
HERITAGE



## Highlever Road, W10

**£1,500 per week** Fees May Apply

A beautiful Edwardian house located on this pretty tree-lined street within the St Quintin Conservation area. This spacious property offers a modern kitchen and a large reception room making it the perfect family home.

**4 Bedrooms | 2 Reception Rooms | 3 Bathrooms**

**Unfurnished**

### North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

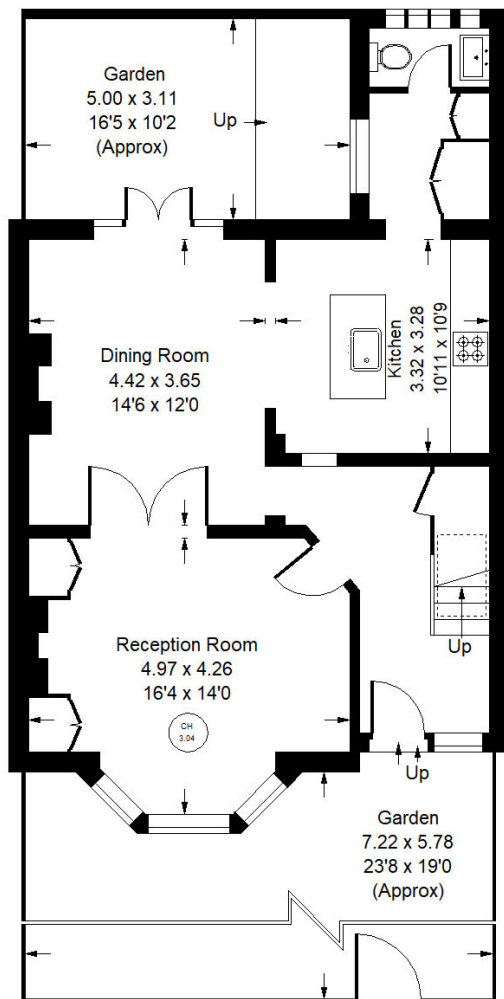
[lettings.nkn@mountgrangeheritage.co.uk](mailto:lettings.nkn@mountgrangeheritage.co.uk)

**Other offices** Kensington - Notting Hill

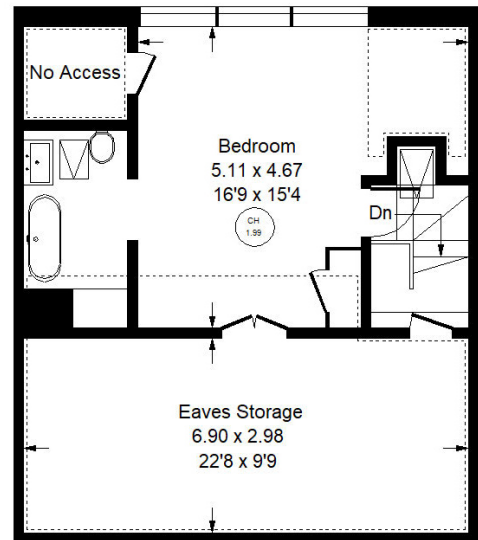
[mountgrangeheritage.co.uk](https://mountgrangeheritage.co.uk)

# Highlever Road, W10

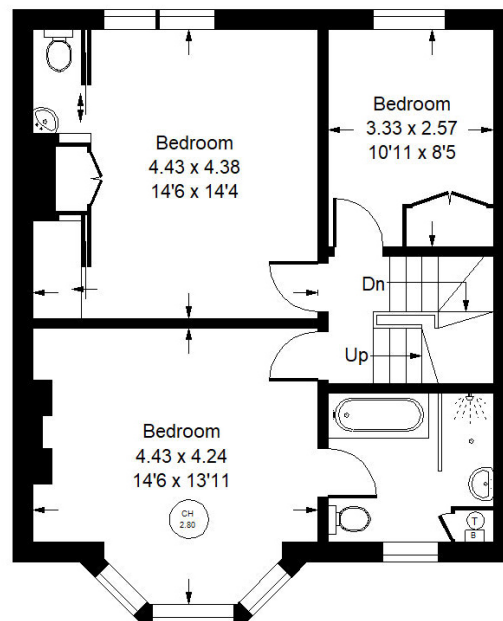
Approx. Gross Internal Area  
153 sq m / 1646 sq ft  
Eaves Storage = 20.5 sq m / 221 sq ft  
Total = 173.5 sq m / 1867 sq ft



**Ground Floor**



**Second 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)

Highlever Road  
LONDON  
W10 6PP

Energy rating

**D**

Valid until: **10 August 2028**

Certificate number: 8106-8015-2329-2506-6883

Property type

Mid-terrace house

Total floor area

147 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.](#)

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		87   B
69-80	C		
55-68	D	61   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.