



MOUNTGRANGE
HERITAGE



Cheniston Gardens, W8

£895,000 Share of Freehold

A spacious and freshly decorated garden flat with its own private entrance, storage and utility cupboard, large reception with bay window, wooden floor and feature fireplace, stylish bathroom with underfloor heating, large hall with space for a study area but could work as a dining space, two double bedrooms, separate kitchen with access to a patio area (non demised). The flat is for sale with a share of freehold and is fantastically central with Kensington High Street just around the corner providing an excellent array of shops, restaurants and transportation links as well the green spaces of Holland Park, Kensington Gardens and Hyde Park all within a short walk away.

2 Bedrooms | 1 Reception Room | 1 Bathroom

Kensington Office

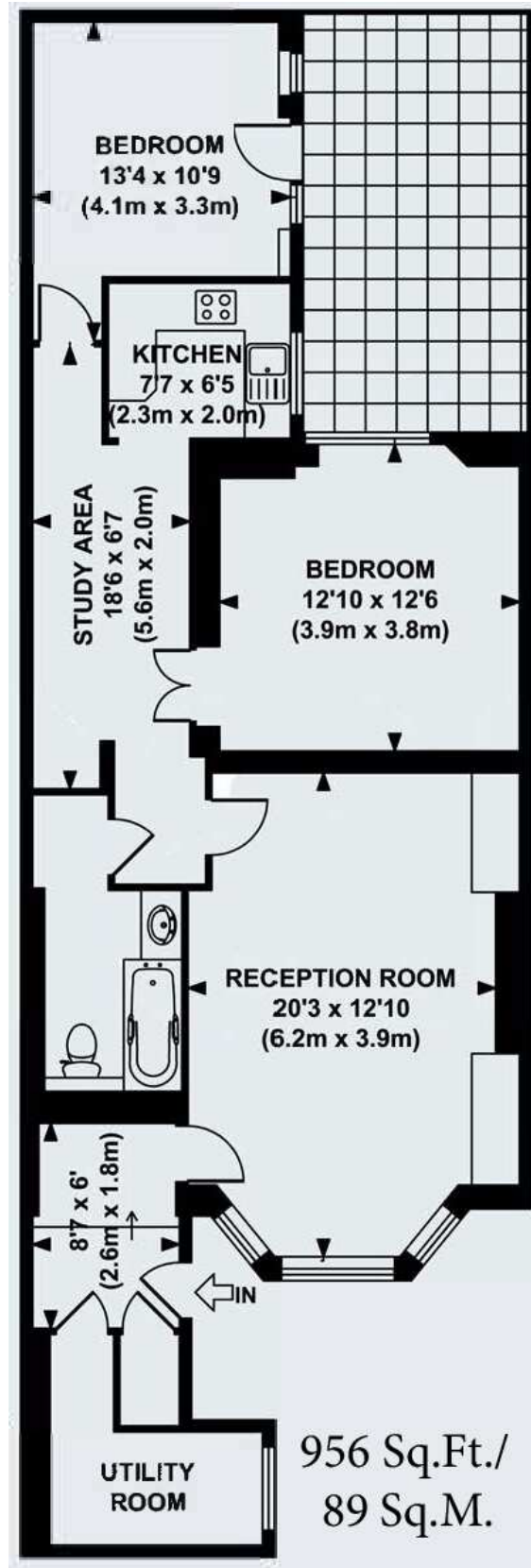
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Other offices North Kensington - Notting Hill

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Energy performance certificate (EPC)

BASEMENT FLAT
CHENISTON GARDENS
LONDON
W8

Energy rating

C

Valid until: 5 March 2031

Certificate number: 1139-5227-1000-0855-4206

Property type

Basement flat

Total floor area

82 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 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.