

# MOUNTGRANGE HERITAGE



## Basset Road, W10

**£1,050,000 Share of Freehold**

A stunning first floor flat in this elegant building on one of the best regarded roads in North Kensington. This bright flat has a large open plan reception room, two double bedrooms and bathroom and benefits from a communal garden. Bassett Road is generally considered one of the finest streets in W10 with its grand period villas and close proximity to Ladbroke Grove, Golborne Road, Portobello Road and all the other fabulous amenities of Notting Hill. Latimer Road & Ladbroke Grove Underground Stations for the Hammersmith, City and Circle lines are within easy reach.

**2 Bedrooms | 1 Reception Room | 1 Bathroom**

### North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

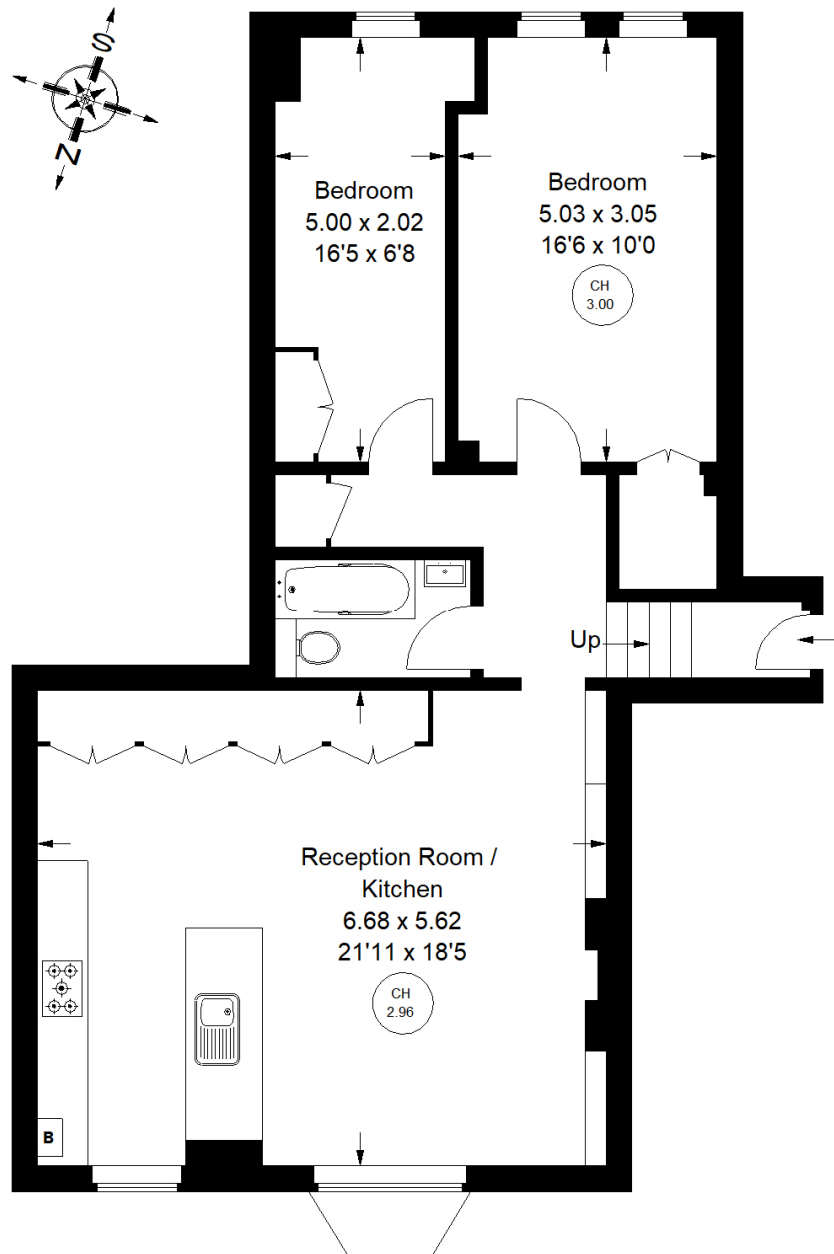
[sales.nkn@mountgrangeheritage.co.uk](mailto:sales.nkn@mountgrangeheritage.co.uk)

**Other offices** Kensington - Notting Hill

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

# Bassett Road, W10

Approximate Gross Internal Area  
78.3 sq m / 843 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)

FLAT  
63 BASSETT ROAD  
LONDON  
W10 6JR

Energy rating

**D**

Valid until:

**4 January 2031**

Certificate  
number:

**0090-0962-0822-8028-  
3003**

Property type

Mid-floor flat

Total floor area

80 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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 rating and score

This property's energy rating is D. It has the potential to be B.

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

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy 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		83 B
69-80	C		
55-68	D	67 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.