



MOUNTGRANGE
HERITAGE



Highlever Road, W10

£1,400,000 Freehold

A family house with a large garden on this popular wide avenue in North Kensington. The ground floor has lovely reception room, kitchen, dining room with a sunny conservatory that leads to the well-established garden, along with a guest WC. There are three bedrooms on the first floor with one bedroom benefiting from a balcony overlooking the garden. The loft has been converted to create another bedroom with ample eves storage. Highlever Road is located close to Ladbroke Grove, Golborne Road, Portobello Road and all the other fabulous amenities of Notting Hill. Ladbroke Grove tube station (Circle and Hammersmith and City) is within walking distance along with easy access to the A40 for routes in and out of London.

4 Bedrooms | 2 Reception Rooms | 2 Bathrooms

North Kensington Office

59 St Helen's Gardens, London W10 6LN
020 8960 0181

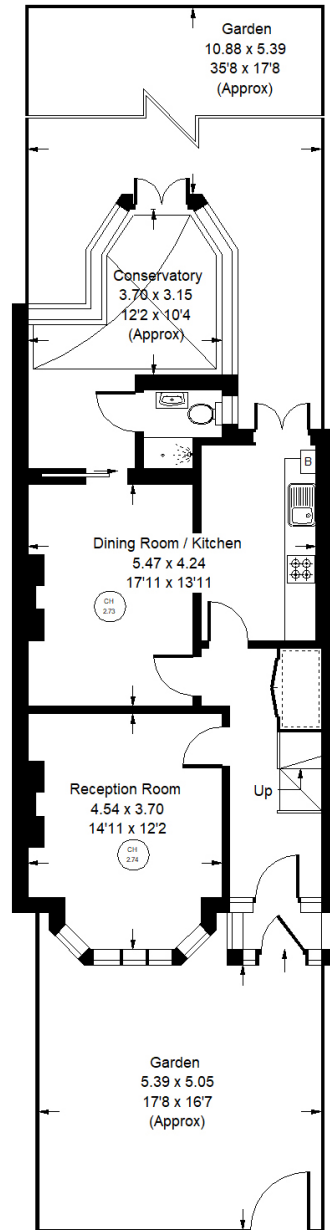
sales.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

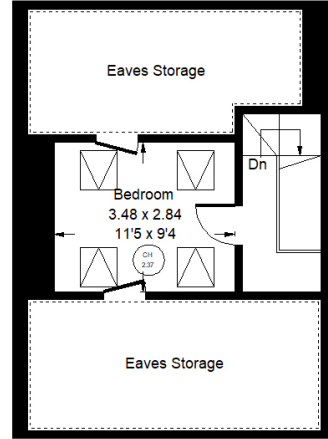
mountgrangeheritage.co.uk

Highlever Road, W10

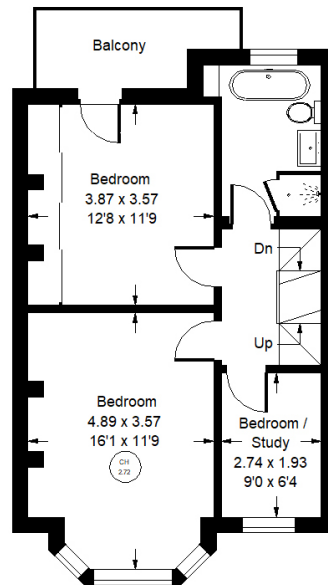
Approx. Gross Internal Area = 131.9 sq m / 1424 sq ft
 Eaves Storage = 25.9 sq m / 279 sq ft
 Total = 157.8 sq m / 1703 sq ft



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

Energy rating

C

Valid until: 13 December 2031

Certificate number: 5290-7012-0922-0105-3293

Property type

Mid-terrace house

Total floor area

165 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>).

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	71 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.