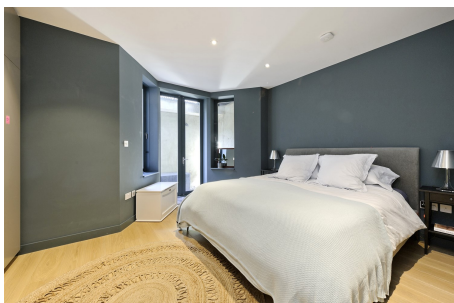


**MOUNTGRANGE**  
HERITAGE



## Summerfield Avenue, NW6

**£5,000 per week** Fees May Apply

A beautifully presented four bedroom, four bathroom family home nestled in the desirable neighbourhood of Queens Park. Having been recently refurbished, this wonderful home offers a comfortable and convenient living space for your enjoyment.

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

### 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)

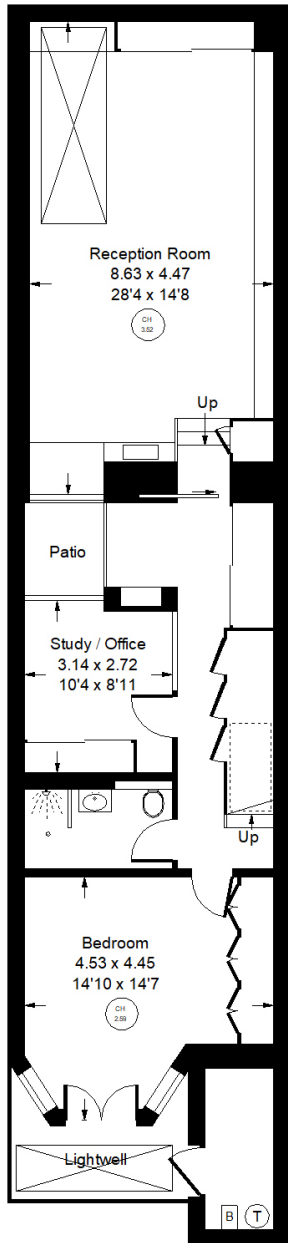
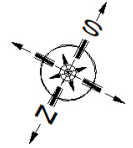
**Other offices** Kensington - Notting Hill

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

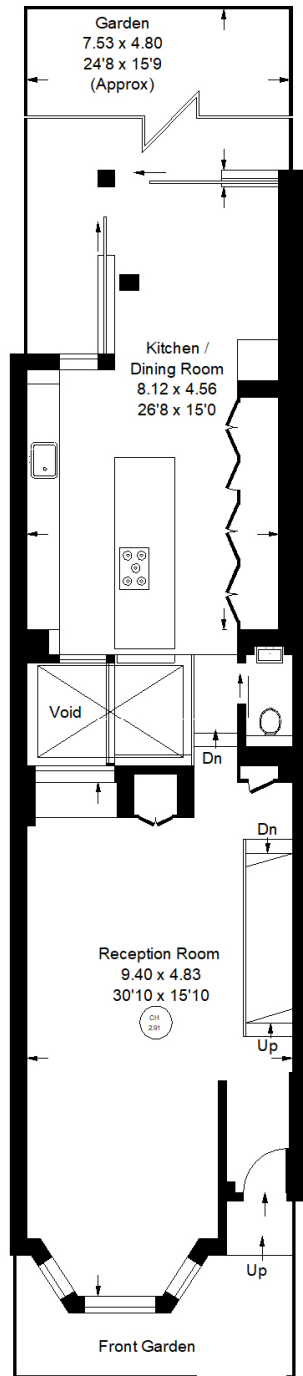
# Summerfield Avenue, NW6

 = Reduced headroom  
below 1.5 m / 5'0"

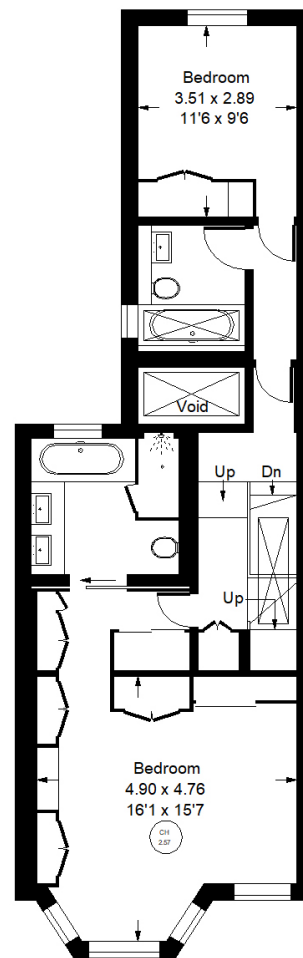
Approx. Gross Internal Area 267.4 sq m / 2878 sq ft  
(Including Mezzanine & Eaves / Games Room)  
Boiler = 3.7 sq m / 40 sq ft  
Total 271.1 sq m / 2918 sq ft  
(Excluding Voids)



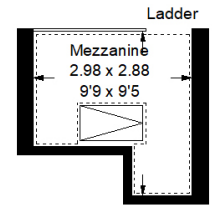
Lower Ground Floor



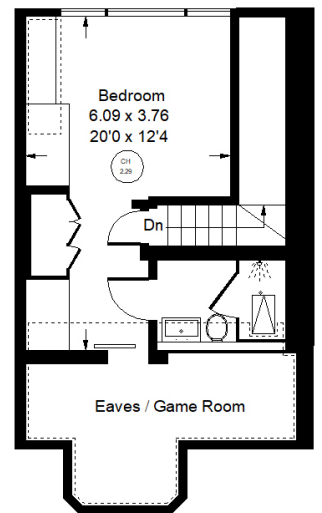
Ground Floor



First Floor



Mezzanine



Second 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)

Summerfield Avenue LONDON NW6 6JU	Energy rating <b>C</b>	Valid until: 25 June 2033 Certificate number: 0370-2387-4260-2927-3761
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## Property type

Mid-terrace house

## Total floor area

258 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 current energy rating is C. It has the potential to be B.

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

## 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.