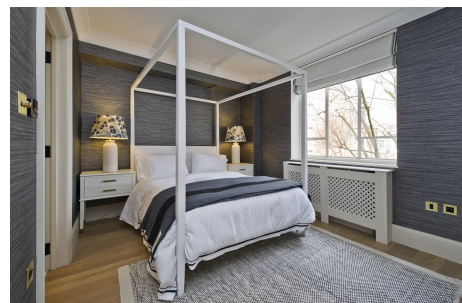


MOUNTGRANGE HERITAGE



Caroline House, W2

£4,000 per week Fees May Apply

A fantastic and newly refurbished three double bedroom, two bathroom apartment with dual aspect views overlooking Kensington Park Gardens in the highly sought after Caroline House. This beautiful apartment has been refurbished to a high standard throughout, and comprises of a main bedroom with an en suite and built in storage, two further double bedrooms with built in storage and family sized bathroom as well as double glazing throughout. Caroline House is a portered building and situated just to the North of Kensington Gardens with park access directly across the road. Caroline House is located walking distance from Notting Hill Gate and Queensway offering easy access to District, Circle & Central Lines.

3 Bedrooms | 1 Reception Room | 2 Bathrooms
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU
020 7221 2277

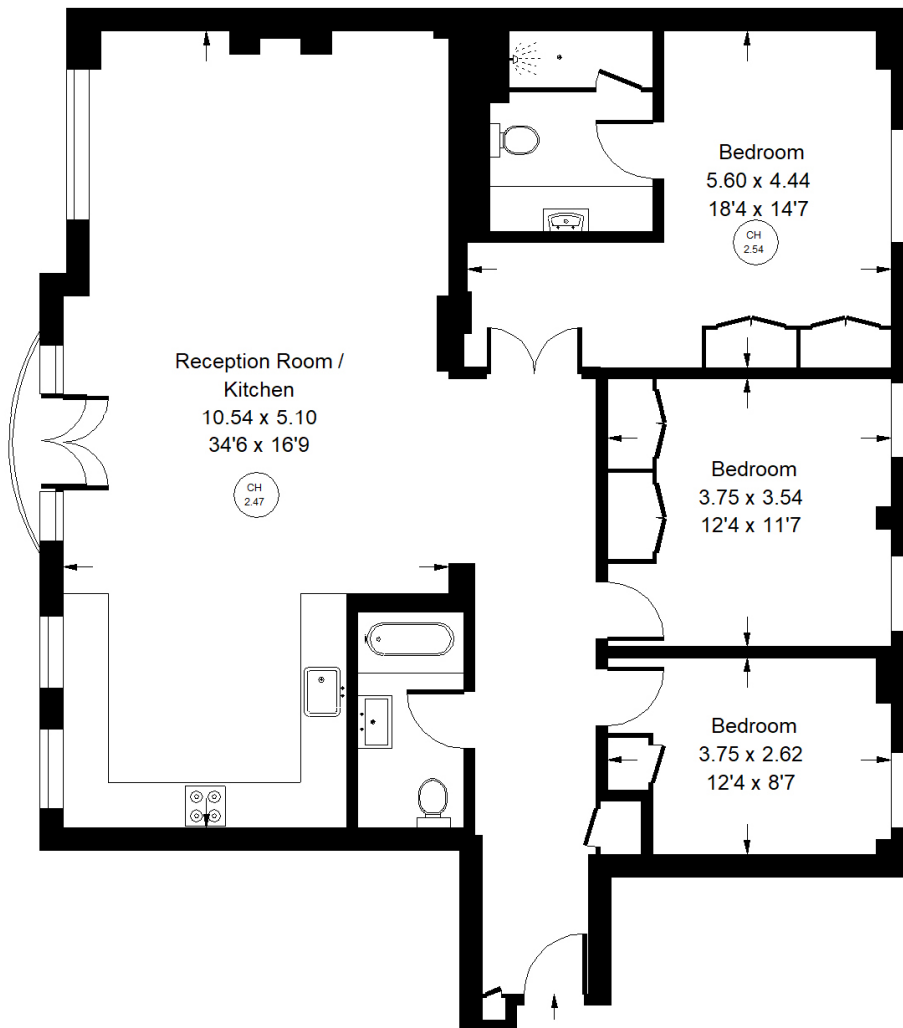
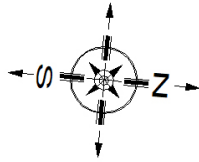
lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

Caroline House, W2

Approx. Gross Internal Area
119 sq m / 1281 sq ft



Third 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
CAROLINE HOUSE
135 BAYSWATER ROAD
LONDON
W2 4RQ

Energy rating

C

Valid until: 10 May 2031

Certificate number: 6139-3225-0000-0669-6296

Property type

Mid-floor flat

Total floor area

120 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.