

**MOUNTGRANGE**  
HERITAGE



## **Bassett Road, W10**

### **£475,000 Share of Freehold**

A spacious unmodernised flat in the grand Edwardian building on Bassett Road. Arranged on the second floor, this dual aspect one bedroom flat has a south-facing reception room, separate kitchen, double bedroom, 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.

**1 Bedroom | 1 Reception Room | 1 Bathroom**

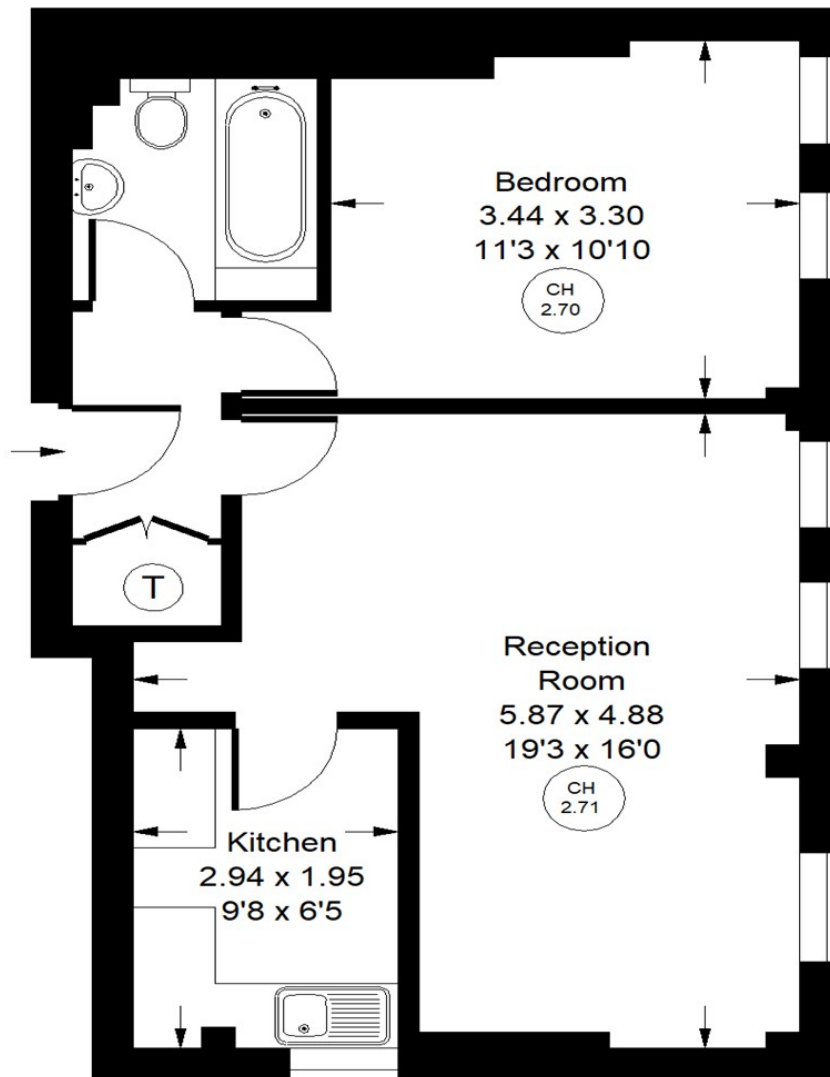
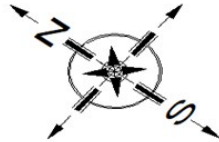
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# Bassett Road, W10

Approx. Gross Internal Area  
46.8 sq m / 504 sq ft



## 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)

Flat Bassett Road LONDON W10 6JR	Energy rating <b>E</b>	Valid until: 6 September 2033 Certificate number: 0390-2913-5310-2007-2031
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## Property type

Mid-floor flat

## Total floor area

49 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 E. It has the potential to be C.

[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.