

MOUNTGRANGE
HERITAGE



Highlever Road, W10

£2,000,000 Freehold

A beautiful Edwardian house that has potential for extension and refurbishment, subject to planning, in the St Quintin Conservation area. This elegant family house retains many original features and is currently arranged with two reception rooms, dining room, kitchen, four bedrooms, balcony and two bathrooms and mature garden. There is scope to extend to create a larger kitchen family room overlooking the garden and a loft conversion for a further bedroom suite. Highlever Road is located close to Latimer Road underground station for the Circle, Hammersmith and City line or White City for the Central Line and the A40 is easily accessed for routes in and out of London. The fabulous amenities of Westfield, Notting Hill, Portobello Road and Golborne Road are also within easy reach.

4 Bedrooms | 2 Reception Rooms | 1 Bathroom

North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

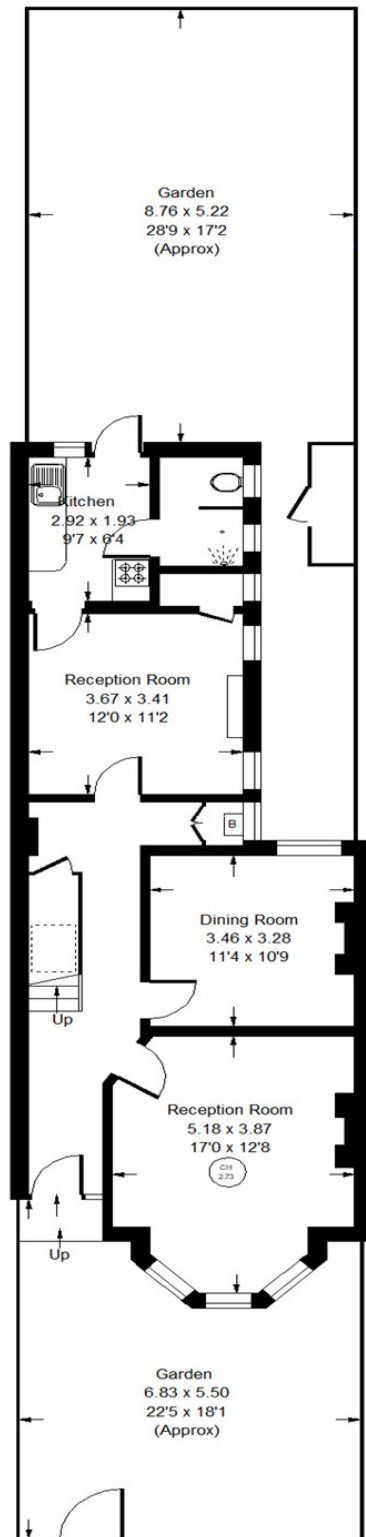
sales.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

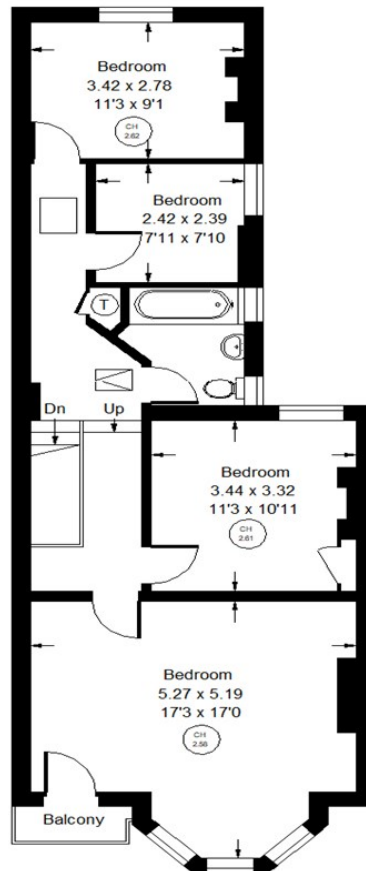
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Approx. Gross Internal Area
139 sq m / 1496 sq ft



Ground 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 6PT	Energy rating D	Valid until:	10 May 2033
		Certificate number:	0300-2820-5250-2697-0671

Property type

Mid-terrace house

Total floor area

139 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 D. 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.