

# MOUNTGRANGE HERITAGE



## Oxford Gardens, W10

**£2,500,000 Freehold**

An exquisite family home which has been painstakingly renovated to create a wonderfully calm and stylish living space located in an extremely popular and convenient area. Laid out over three floors the house offers excellent entertaining space with fully extended bespoke family kitchen opening out to a bright rear garden. The ground floor also provides an elegant double reception room and a utility cloakroom/WC. The first floor comprises of an principal bedroom suite and en-suite shower room, there are two further bedrooms and an additional family bathroom. The top floor provides an additional double bedroom, ideal for guests, with an adjacent bathroom. All the bedrooms have air conditioning and underfloor heating. Oxford Gardens is a pretty tree-lined street in the heart of North Kensington, perfectly located for access to Portobello Road, Golborne Road, Notting Hill, Holland Park and the Westfield Shopping Centre.

**4 Bedrooms | 1 Reception Room | 2 Bathrooms**

### North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

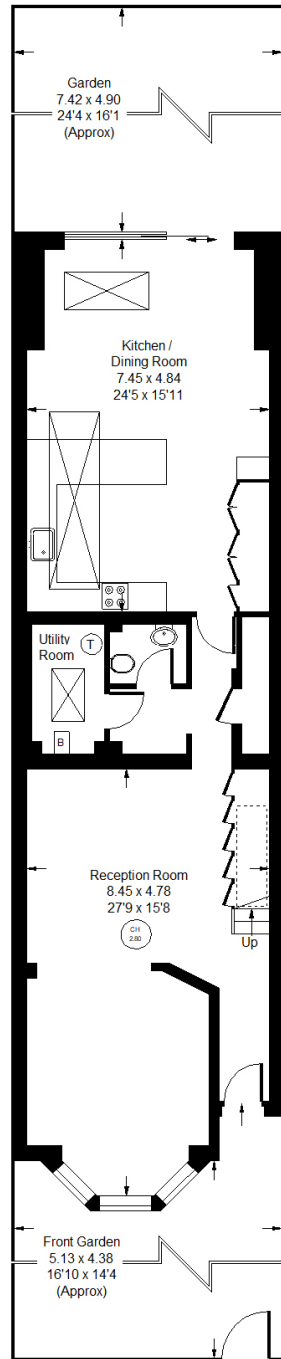
[sales.nkn@mountgrangeheritage.co.uk](mailto:sales.nkn@mountgrangeheritage.co.uk)

**Other offices** Kensington - Notting Hill

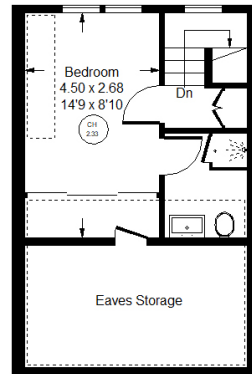
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

## Oxford Gardens, W10

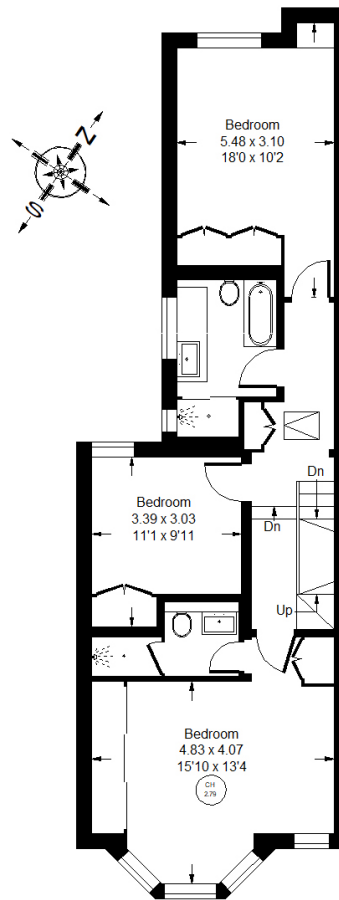
Approx. Gross Internal Area = 172.7 sq m / 1859 sq ft  
 Eaves Storage = 10.9 sq m / 117 sq ft  
 Total = 183.6 sq m / 1976 sq ft



Ground Floor



Second Floor



= Reduced headroom  
below 1.5 m / 5'0

First 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)

Oxford Gardens  
LONDON  
W10 6ND

Energy rating

C

Valid until: 7 August 2029

Certificate number: 0558-0012-7208-3721-8990

Property type Mid-terrace house

Total floor area 112 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 energy rating is C. It has the potential to be B.

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.