

MOUNTGRANGE
HERITAGE



Oakworth Road, W10 **£1,100,000 Freehold**

A rarely available freehold house in this quiet enclave of North Kensington. The house enjoys excellent natural light thanks to its triple aspect. There are two reception rooms, a separate kitchen, three bedrooms, a bathroom and a separate WC. There is potential to extend, subject to the necessary consents. The garden wraps around the house and is predominantly south-westerly facing. Oakworth Road is a short stroll away from Kensington Memorial Park and within easy reach of Portobello Road, Golborne Road and Westfield Shopping Centre. It is equidistant to Latimer Road, Ladbroke Grove and White City underground stations.

3 Bedrooms | 2 Reception Rooms | 1 Bathroom

North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

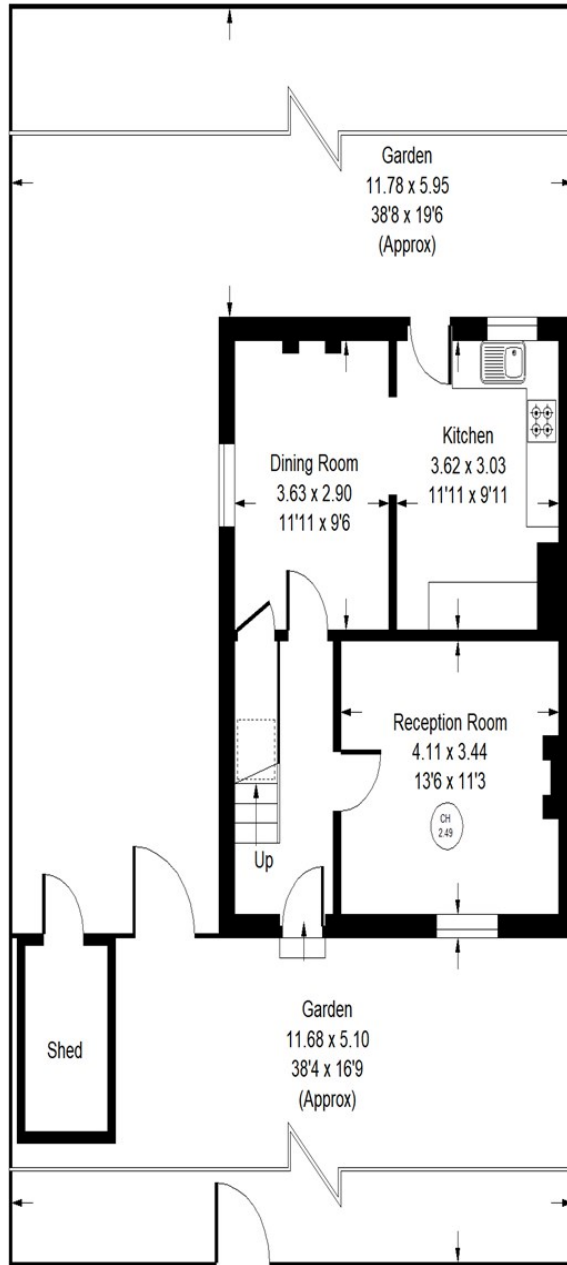
sales.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

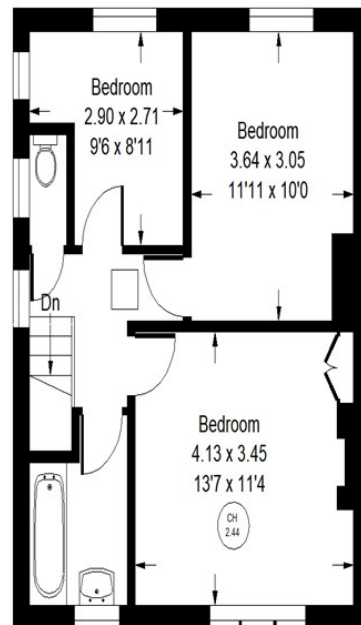
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Oakworth Road, W10


Approx. Gross Internal Area
88.7 sq m / 955 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)

Oakworth Road
LONDON
W10 6DQ

Energy rating

C

Valid until: 26 September 2033

Certificate number: 9707-0621-4710-2075-0226

Property type Semi-detached house

Total floor area 86 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 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.

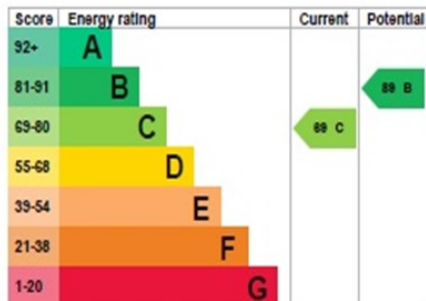
[See how to improve this property's energy efficiency.](#)

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.