

MOUNTGRANGE
HERITAGE



Bathurst Gardens, NW10

£750,000 Share of Freehold

A fabulous upper maisonette which occupies the first and second floors of a pretty period house in Kensal Rise. The property is entered at the ground floor and provides a great balance of accommodation. There is an attractive living room with period features and access to a small balcony, a separate kitchen, three good double bedrooms, two bathrooms and excellent storage in the eaves. Bathurst Gardens is brilliantly located for the outstanding amenities in and around Kensal Rise and Queens Park whilst also being within easy reach of Portobello Road and Golborne Road.

3 Bedrooms | 1 Reception Room | 2 Bathrooms

North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

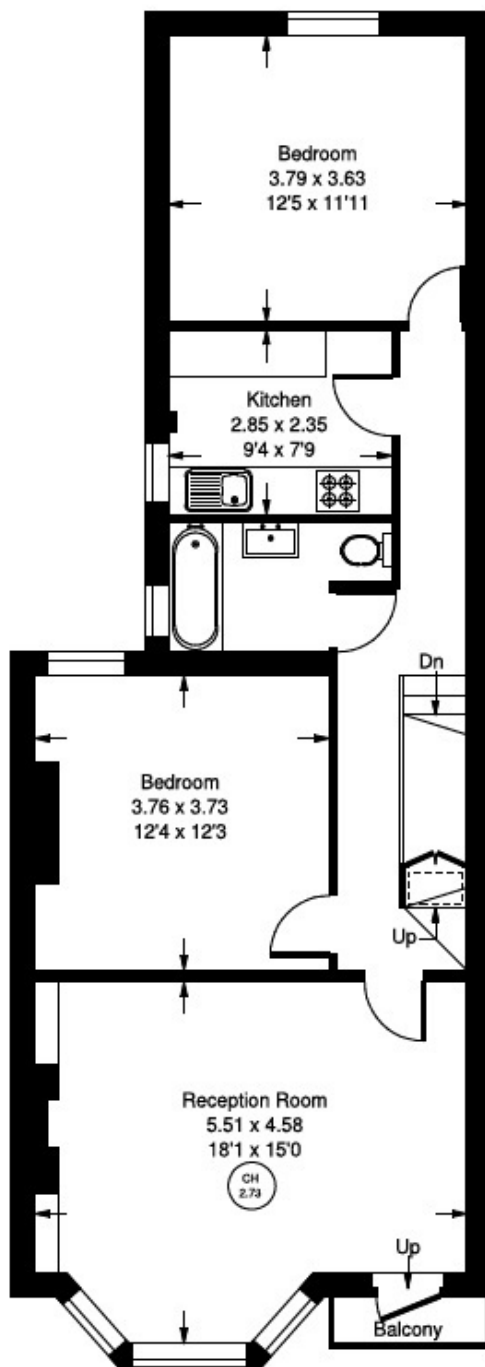
sales.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

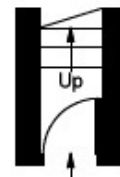
mountgrangeheritage.co.uk

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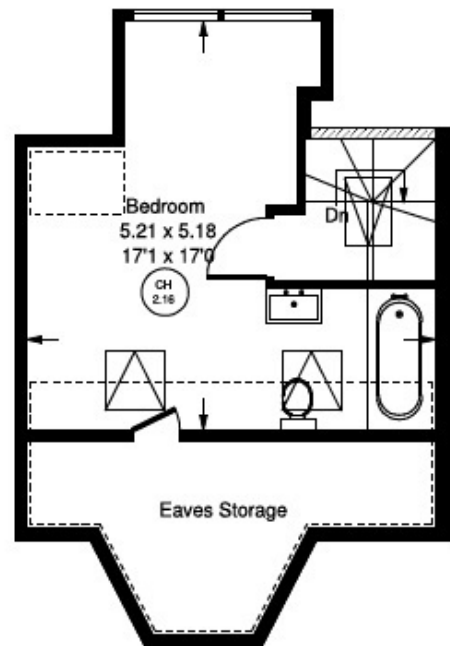
Approx. Gross Internal Area = 99.9 sq m / 1076 sq ft
 Eaves = 8.4 sq m / 90 sq ft
 Total = 108.3 sq m / 1166 sq ft



First Floor



Ground Floor



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)

b Bathurst Gardens
LONDON
NW10 5JH

Energy rating

D

Valid until: **12 October 2028**

Certificate number: **9936-2839-7709-9998-8841**

Property type

Top-floor flat

Total floor area

97 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 D. It has the potential to be D.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 D
39-54	E		
21-38	F		
1-20	G		

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.