

MOUNTGRANGE
HERITAGE



Ravenscourt Gardens, W6

£1,650,000 Freehold

An elegant Grade II listed villa located just minutes away from Ravenscourt Park. This semi-detached house of some 2,100 sq.ft has been owned by the same family for 30 years and has been beautifully maintained. Set back from the street with a paved front, the property has a charming rear garden of approx. 1,400 sq.ft and hosts a wealth of mature planting together with a pond.

2 Bedrooms | 3 Reception Rooms | 2 Bathrooms

North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

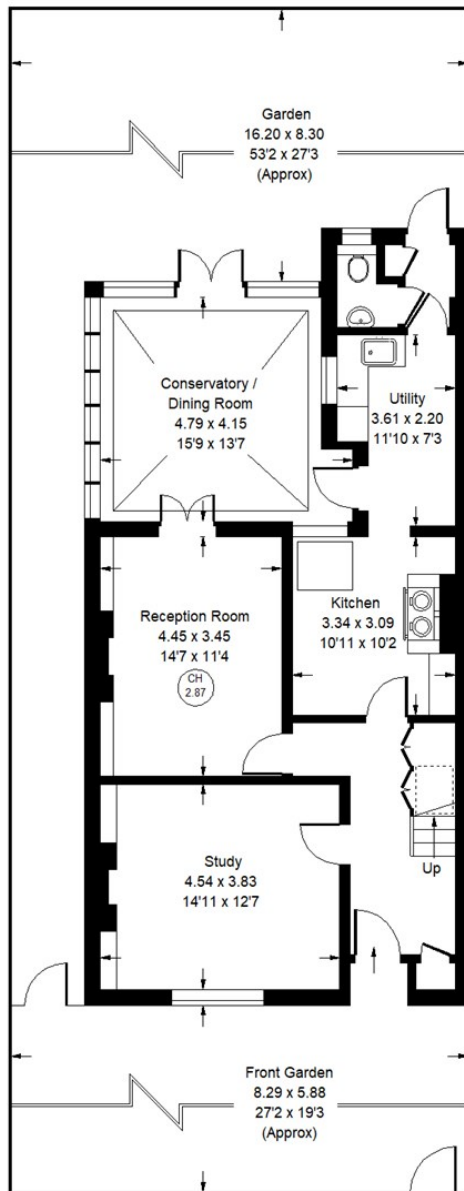
sales.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

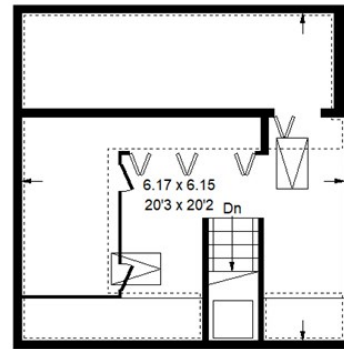
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Ravenscourt Gardens, W6

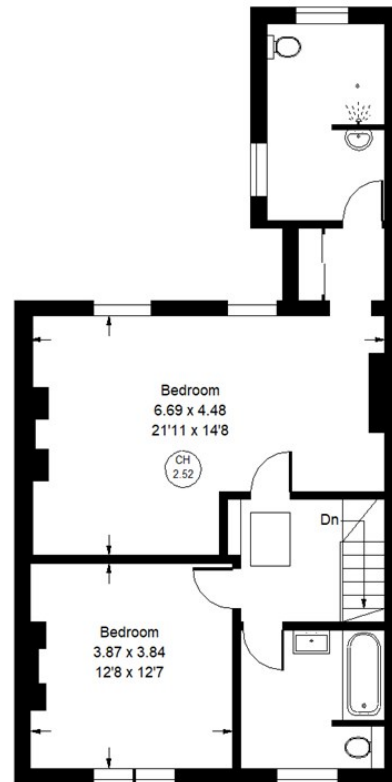
Approx. Gross Internal Area
195.4 sq m / 2103 sq ft
(Including Loft)



Ground Floor



Loft



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)

Ravenscourt Gardens LONDON W6 0TU	Energy rating D	Valid until: 11 January 2034 Certificate number: 0370-2963-2390-2794-0331
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Property type Semi-detached house

Total floor area 156 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>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

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

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

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.