



MOUNTGRANGE
HERITAGE



Holland Park Road, W14

£2,500,000 Freehold

A charming house in a much sought-after location just behind High Street Kensington with the benefit of off street parking. The ground floor has a spacious kitchen/dining/conservatory which opens out to a South facing mature garden. The first floor has a lovely double aspect reception room with the second floor having been arranged as a bedroom suite. This floor currently has a double bedroom, dressing room and large bathroom however it could be easily be converted back to the original plan of two double bedrooms and a bathroom. **The property has been granted full planning permission for the creation of a basement floor to provide a further two double bedrooms, bathroom, utility room and gym/TV room. Plans are available on request.**

1 Bedroom | 2 Reception Rooms | 1 Bathroom

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

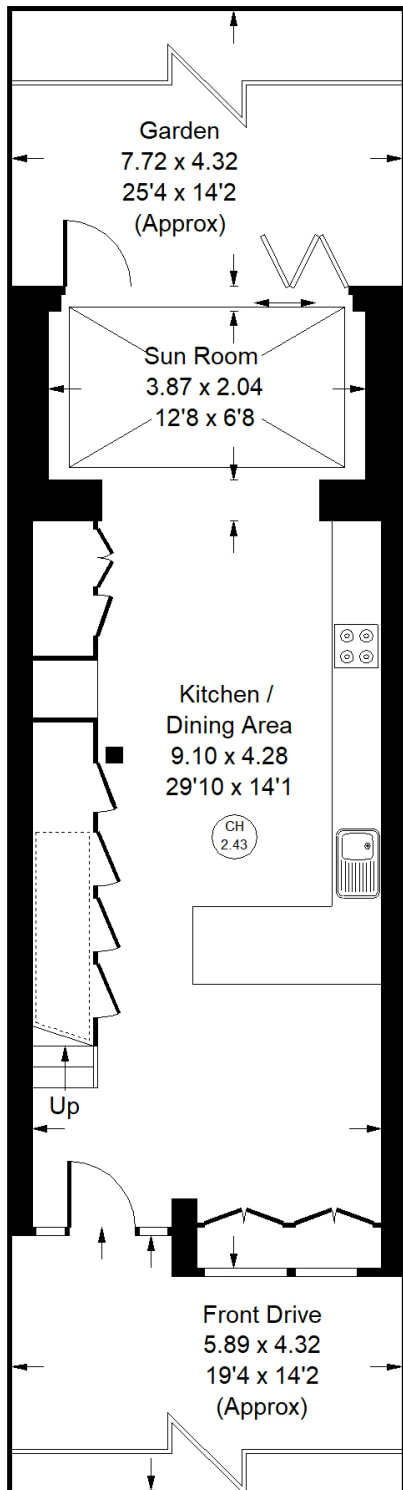
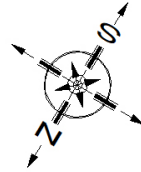
sales.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

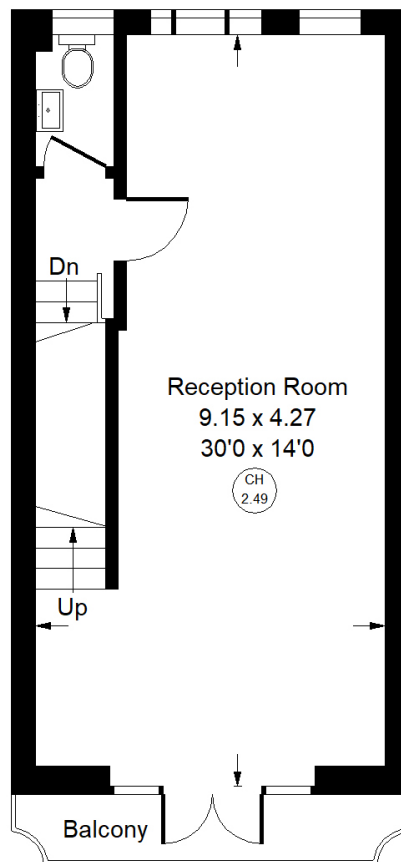
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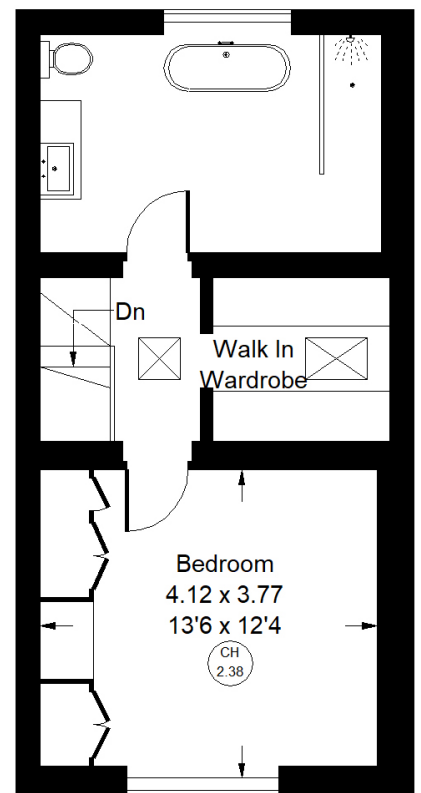
Approx Gross Internal Area
124.1 sq m / 1336 sq ft



Ground Floor



First Floor



Second 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)

Holland Park Road LONDON W14 8NA	Energy rating C	Valid until: 20 January 2034 Certificate number: 8300-8981-0622-7395-3943
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Property type Mid-terrace house

Total floor area 124 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](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	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.