



MOUNTGRANGE
HERITAGE



Brewster Gardens, W10

£650,000 Share of Freehold

A bright ground floor apartment in a period house close to wide open green spaces of Little Wormwood Scrubs park in North Kensington. This two bedroom flat has high ceilings, a large reception room with an open-plan kitchen, two bedrooms and a private garden. It has the added benefit of a very useful cellar area. Brewster Gardens is within walking distance of the shops, restaurants and transport links in and around North Kensington, Ladbroke Grove, Portobello Road and Golborne Road. The wide open spaces of Little Scrubs and Wormwood Scrubs are just a stone's throw away. Westfield Shopping Centre is also within walking distance, as is White City underground station on the Central line.

2 Bedrooms | 1 Reception Room | 1 Bathroom

North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

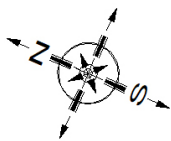
sales.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

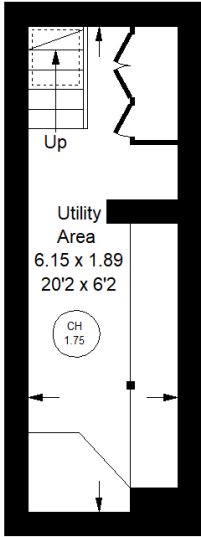
mountgrangeheritage.co.uk

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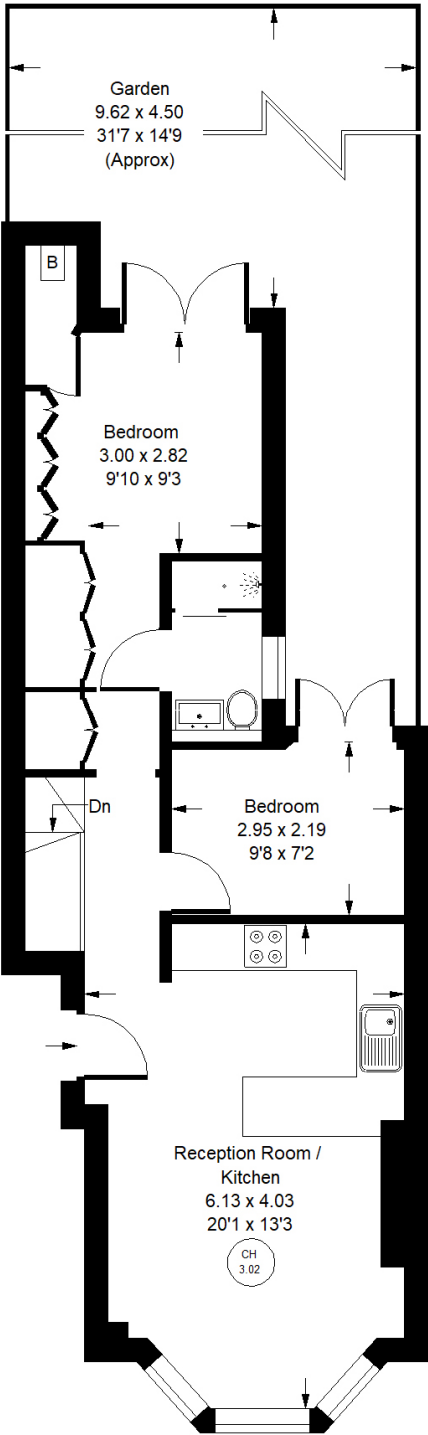
Approx. Gross Internal Area
61.5 sq m / 662 sq ft



Reduced headroom
below 1.5 m / 5'0"



Lower Ground Floor



Ground 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)

Flat
32 Brewster Gardens
LONDON
W10 6AJ

Energy rating

C

Valid until: 25 February 2034

Certificate number: 4634-2322-6300-0106-5222

Property type Ground-floor flat

Total floor area 50 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 C.

[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	75 C	78 C
55-68	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.