



MOUNTGRANGE
HERITAGE



Highlever Road, W10 £2,250,000 Freehold

A beautiful Edwardian house located in the St Quintin Conservation area, on the market for the first time in over 30 years. This four bedroom family home has been well maintained, retains many original period features and is now in need of a sympathetic refurbishment. The ground floor is arranged with double reception room, kitchen dining room leading to a large west facing garden and guest WC. The first floor provides four bedrooms, family bathroom with the principal bedroom at the front with and ensuite bathroom cleverly located in the loft with velux windows. Highlever Road is located in the Royal Borough of Kensington & Chelsea, within easy reach of Golborne Road, Notting Hill and Portobello Road. Latimer Road tube station (Circle and Hammersmith and City) is within walking distance along with easy access to the A40 for routes in and out of London.

4 Bedrooms | 1 Reception Room | 2 Bathrooms

Notting Hill Office

27 Kensington Park Road, London W11 2EU
020 7221 2277

sales@mountgrangeheritage.co.uk

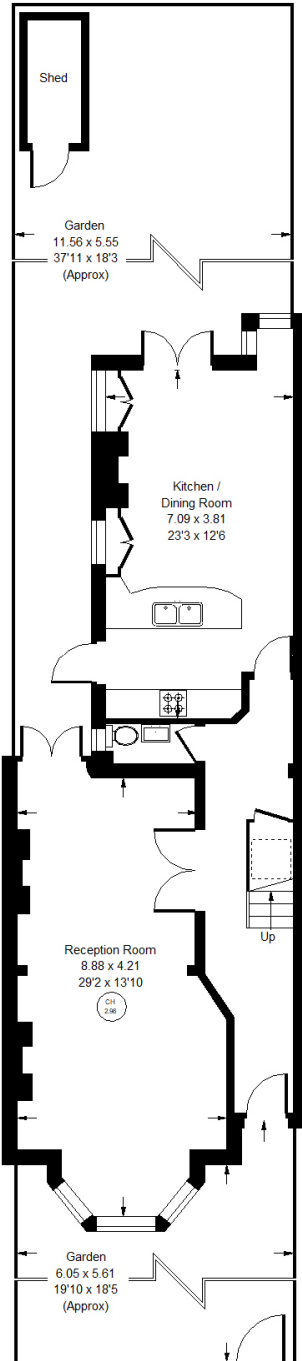
Other offices Kensington - North Kensington

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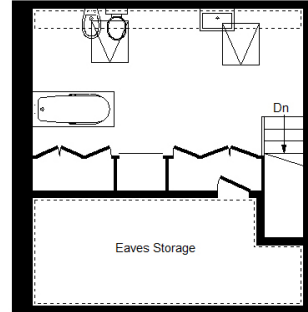
Highlever Road, W10



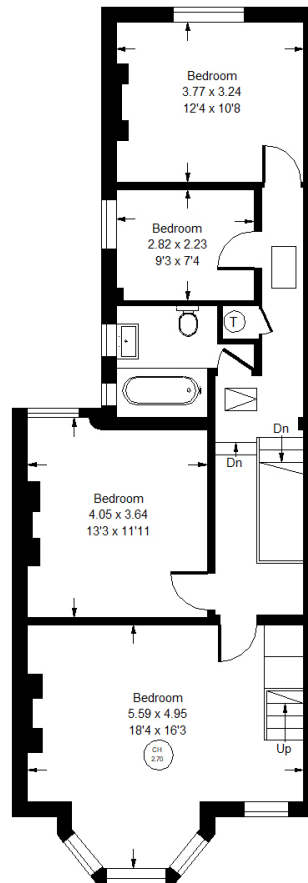
Approx. Gross Internal Area = 176.3 sq m / 1898 sq ft
 Eaves Storage = 11.2 sq m / 120 sq ft
 Total = 187.5 sq m / 2018 sq ft



Ground Floor



Second 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)

Highlever Road
LONDON
W10 6PP

Energy rating

D

Valid until:

28 March 2034

Certificate
number:

9600-7438-0422-8321-
3743

Property type

Mid-terrace house

Total floor area

175 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 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.