

MOUNTGRANGE
HERITAGE



Thornton Avenue, W4

£4,500 per week Fees May Apply

A stylish five bedroom home on a tree-lined street off Chiswick High Road. The property showcases a modern open plan kitchen and dining room with reception area which boast skylights and bi-folding doors onto a magical west-facing garden with a lush lawn. The separate double reception room also offers versatility, while a floor-to-ceiling bay window illuminates the living area. The elegant principal bedroom suite is on the first floor with large study and dressing room space, en suite with double basins, the four additional bedrooms are found on the floor above.

5 Bedrooms | 2 Reception Rooms | 3 Bathrooms
Furnished

Notting Hill Office

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

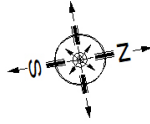
lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

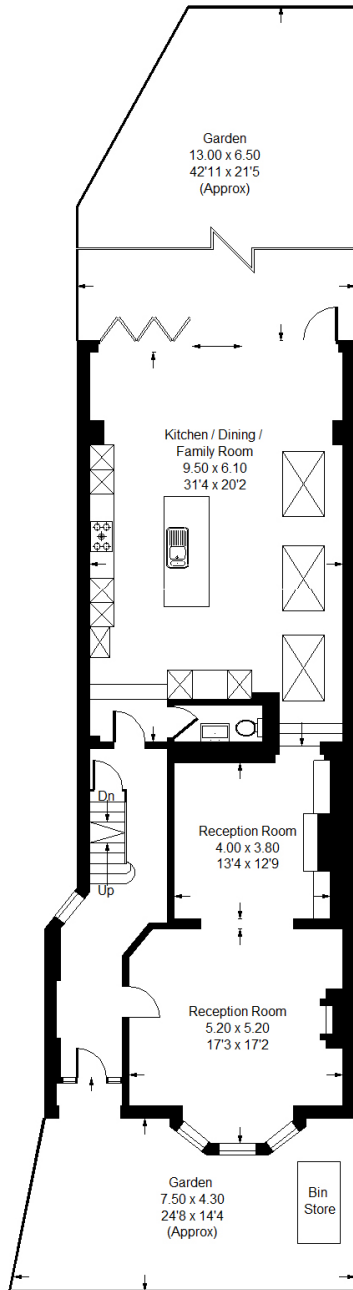
mountgrangeheritage.co.uk

Thornton Avenue, W4

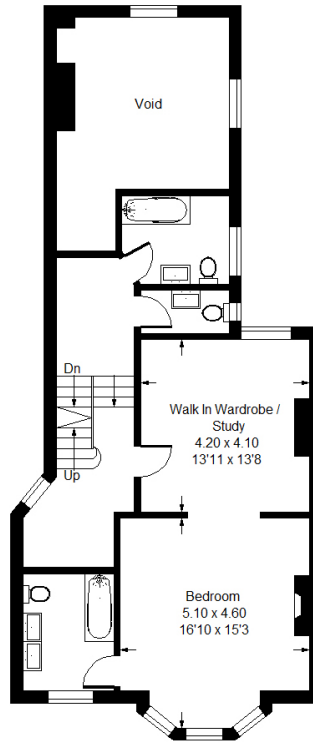
Approx. Gross Internal Area = 286.5 sq m / 3084 sq ft
(Excluding Voids)



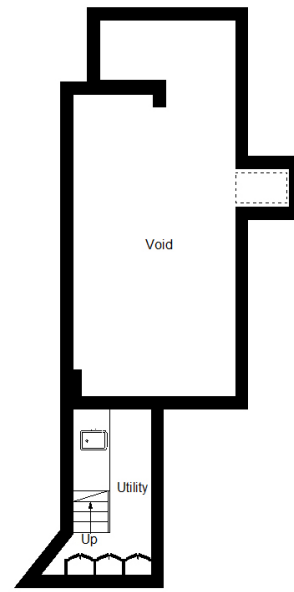
--- = Reduced headroom
below 1.5 m / 5'0"



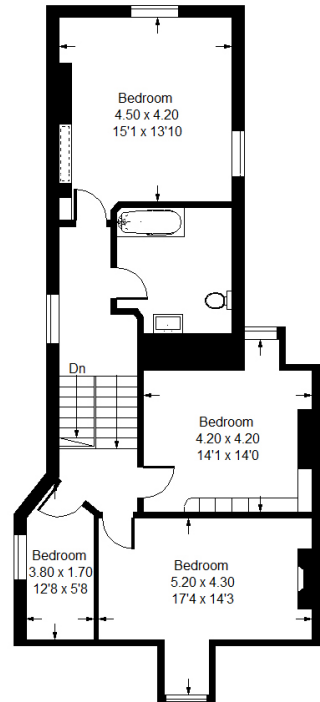
Ground Floor



First Floor



Basement



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)

Thornton Avenue
LONDON
W4 1QE

Energy rating

E

Valid until:

21 August 2024

Certificate
number:

**8014-6528-4530-0892-
3922**

Property type

Semi-detached house

Total floor area

297 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 E. 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		63 D
39-54	E	47 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.