



**MOUNTGRANGE**  
HERITAGE



## **Oakworth Road, W10** **£1,175,000 Leasehold**

A recently refurbished, lateral flat with south facing garden in this quiet enclave next to Kensington Memorial Park. Arranged on the ground floor, with large reception room with an open plan kitchen with the addition of a sun room on to the garden. The large principal bedroom with ensuite shower room has also been extended to give access to the garden. There are two further double bedrooms and bathroom. Oakworth Road is located in the heart of North Kensington and is within easy reach of Portobello, Golborne Road, Westfield Shopping Centre, whilst being adjacent to Kensington Memorial Park. It is equidistant to Latimer road, Ladbroke Grove and White City underground stations.

**3 Bedrooms | 0 Reception Rooms | 0 Bathrooms**

### **North Kensington Office**

59 St Helen's Gardens, London W10 6LN  
020 8960 0181

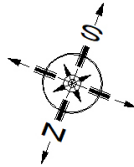
[sales.nkn@mountgrangeheritage.co.uk](mailto:sales.nkn@mountgrangeheritage.co.uk)


**Other offices** Kensington - Notting Hill

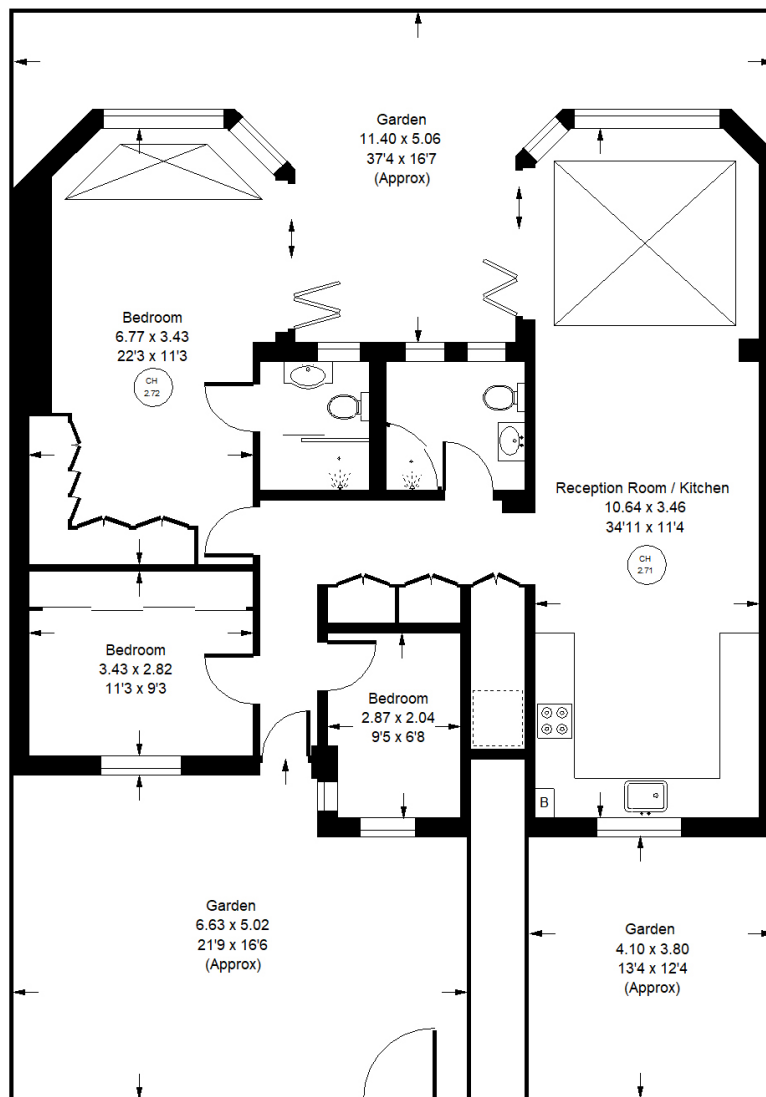
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Oakworth Road, W10

Approx. Gross Internal Area  
98.1 sq m / 1056 sq ft



 = Reduced headroom  
below 1.5 m / 5'0"



## 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)

Oakworth Road  
LONDON  
W10 6DF

Energy rating

C

Valid until:

13 April 2034

Certificate  
number:

0320-2762-0340-2994-  
1615

Property type

Ground-floor maisonette

Total floor area

98 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	71 C	75 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.