

# MOUNTGRANGE HERITAGE



## Abingdon Road, W8 £3,750,000 Freehold

An elegant townhouse providing circa 2,100 square feet of accommodation over four floors in the ever popular Abingdon Road in prime Kensington. The property has been beautifully modernised and in addition to a principal bedroom suite, walk-in wardrobe and bathroom, it has a further two double bedrooms and a family shower room. The raised ground floor double reception room runs front to back and the large open plan kitchen and dining area on the floor below leads out to a private patio area.

**3 Bedrooms | 2 Reception Rooms | 2 Bathrooms**

### Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

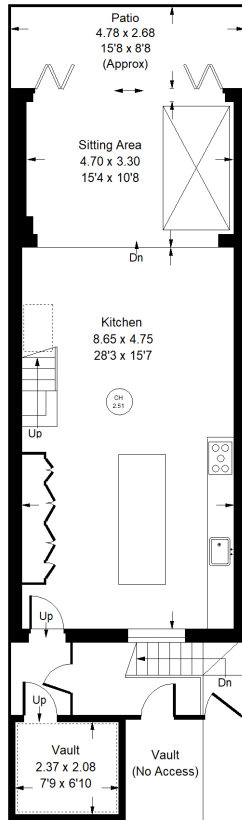
[sales.ken@mountgrangeheritage.co.uk](mailto:sales.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

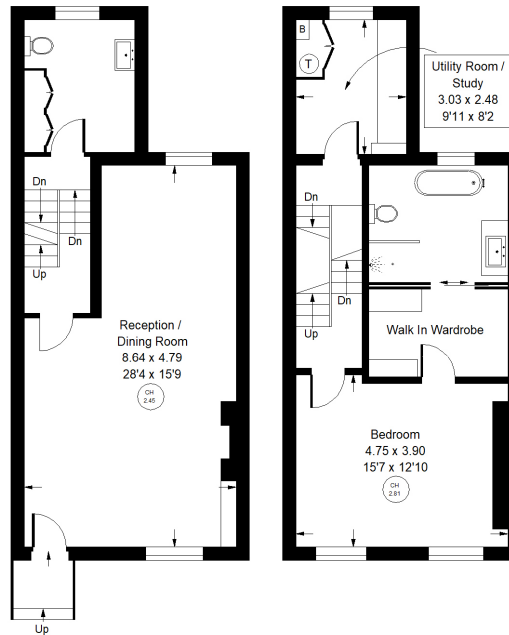
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Abingdon Road, W8

Approx. Gross Internal Area = 194.7 sq m / 2096 sq ft  
 Vault = 4.9 sq m / 153 sq ft  
 Total = 199.6 sq m / 2249 sq ft

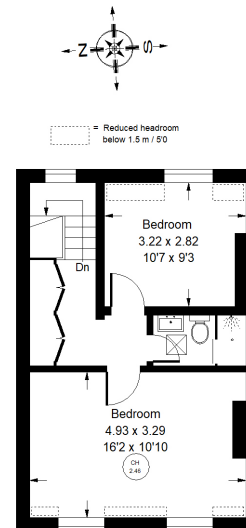


Lower Ground Floor

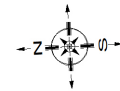


Raised Ground Floor

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)

Abingdon Road  
LONDON  
W8 6AN

Energy rating

**D**

Valid until:

15 April 2034

Certificate  
number:

9225-3036-5204-1064-  
9200

Property type

Mid-terrace house

Total floor area

186 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 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		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.