



MOUNTGRANGE
HERITAGE



North Pole Road, W10

£750 per week Fees May Apply

A stylish two-bedroom, two-bathroom split-level flat in the sought-after area of North Kensington, ideally located close to Notting Hill, Ladbroke Grove and White City.

2 Bedrooms | 1 Reception Room | 2 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

Energy performance certificate (EPC)

Ground Floor North Pole Road LONDON W10 6QH	Energy rating D	Valid until: 9 September 2034
		Certificate number: 7005-3714-0202-0191-1006

Property type	Ground-floor flat
Total floor area	77 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 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	62 D	65 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.