



## Dalgarno Gardens, W10

**£1,750,000 Freehold**

A superb family house which offers generous and versatile living space. This exceptionally bright property has been tastefully updated and extended creating a stylish and spacious family home. Set across three floors only the house comprises: double reception room, fully fitted kitchen opening to a beautiful south-facing rear garden, WC, four double bedrooms (one ensuite). Dalgarno Gardens runs off Highlever Road in North Kensington, the exciting redevelopment of the BBC Centre and White City development, including the hugely anticipated arrival of Soho House and is equidistant to White City and Latimer Road tube station. The fabulous amenities of Westfield, Notting Hill, Portobello Road and Golborne Road are within easy reach.

**4 Bedrooms | 1 Reception Room | 2 Bathrooms | Kitchen**

### North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

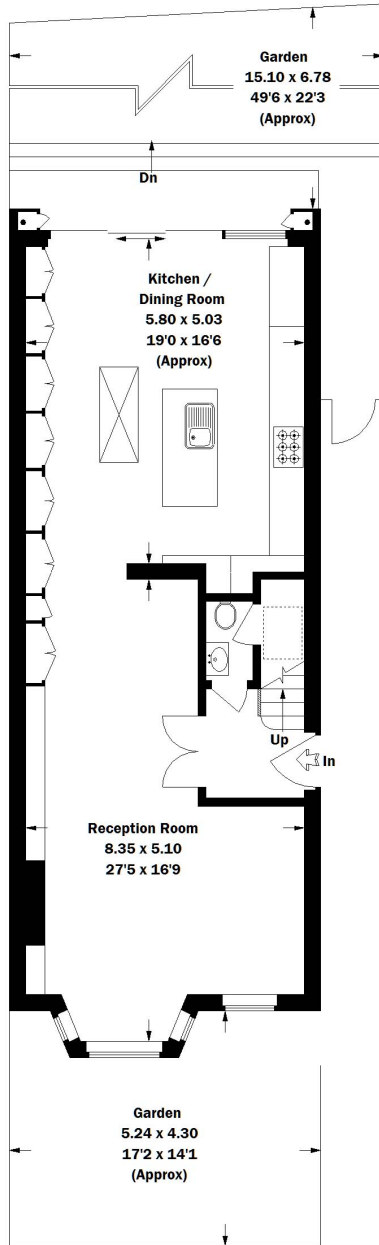
[sales.nkn@mountgrangeheritage.co.uk](mailto:sales.nkn@mountgrangeheritage.co.uk)

**Other offices** Kensington - Notting Hill

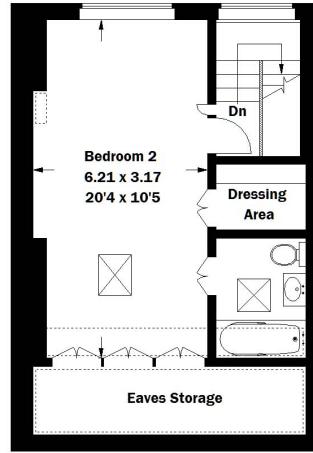
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Dalgarno Gardens, W10

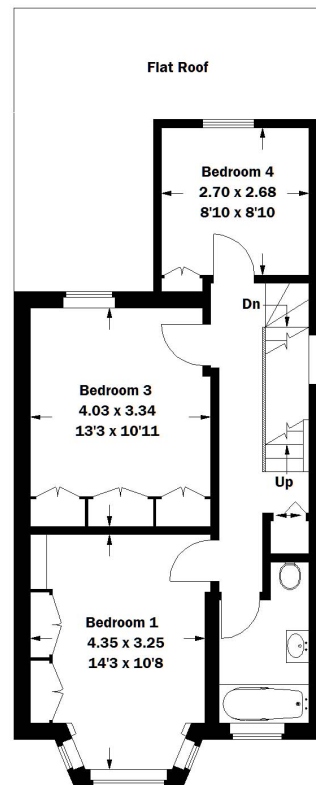
Approximate Gross Internal Area :- 152 sq m / 1636 sq ft  
 (Excluding Eaves Storage)  
 Eaves Storage :- 6 sq m / 64 sq ft  
 Total :- 158 sq m / 1701 sq ft



**Ground Floor**



**Second Floor**



**First Floor**

= Reduced headroom below 1.5 m / 5'0"

Illustration for Identification Purposes Only. Not to Scale.

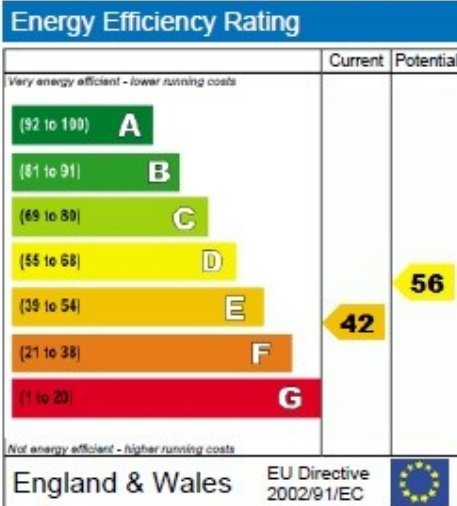
# Energy Performance Certificate



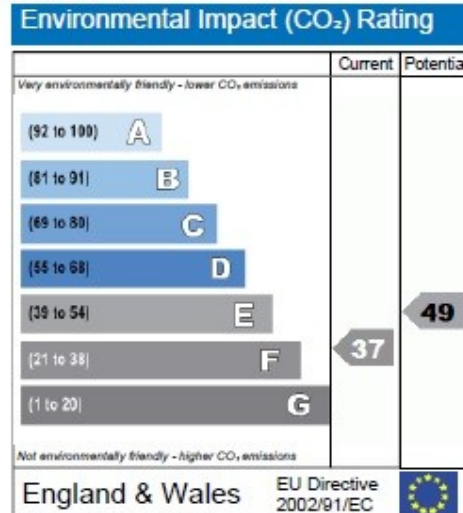
Dalgarno Gardens  
LONDON  
W10

Dwelling type: Semi-detached house  
Date of assessment: 16 May 2008  
Date of certificate: 16 May 2008  
Reference number: 9168-4044-6265-4778-6014  
Total floor area: 125 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	427 kWh/m <sup>2</sup> per year	316 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	8.9 tonnes per year	6.6 tonnes per year
Lighting	£109 per year	£55 per year
Heating	£1012 per year	£776 per year
Hot water	£113 per year	£91 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

### IMPORTANT NOTICE

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