

MOUNTGRANGE
HERITAGE



Earls Court Road, W8

A beautifully designed two-bedroom apartment with air conditioning is a short walk away from Holland Park.

This newly refurbished flat comprises of a spacious open plan reception, a brand new modern kitchen, two double bedrooms, two stunning bathrooms and electric blinds and wonderful built-in storage throughout.

Earls Court Road is close to the many excellent shops, restaurants, and transport facilities of Kensington High Street (Circle and District Line) and Earls Court Road (District Line). The green open spaces of Kensington Gardens and Hyde Park are also within easy walking distance.

This outstanding property is available now for short let.

**2 Bedrooms | 1 Reception | 2 Bathrooms | Brand new apartment | Two double bedrooms
| Two bathrooms (one en-suite) | Air conditioning | Electric blinds | Close to Holland Park**

£1,550 per week

Kensington Lettings

13b Stratford Road, London W8 6RF

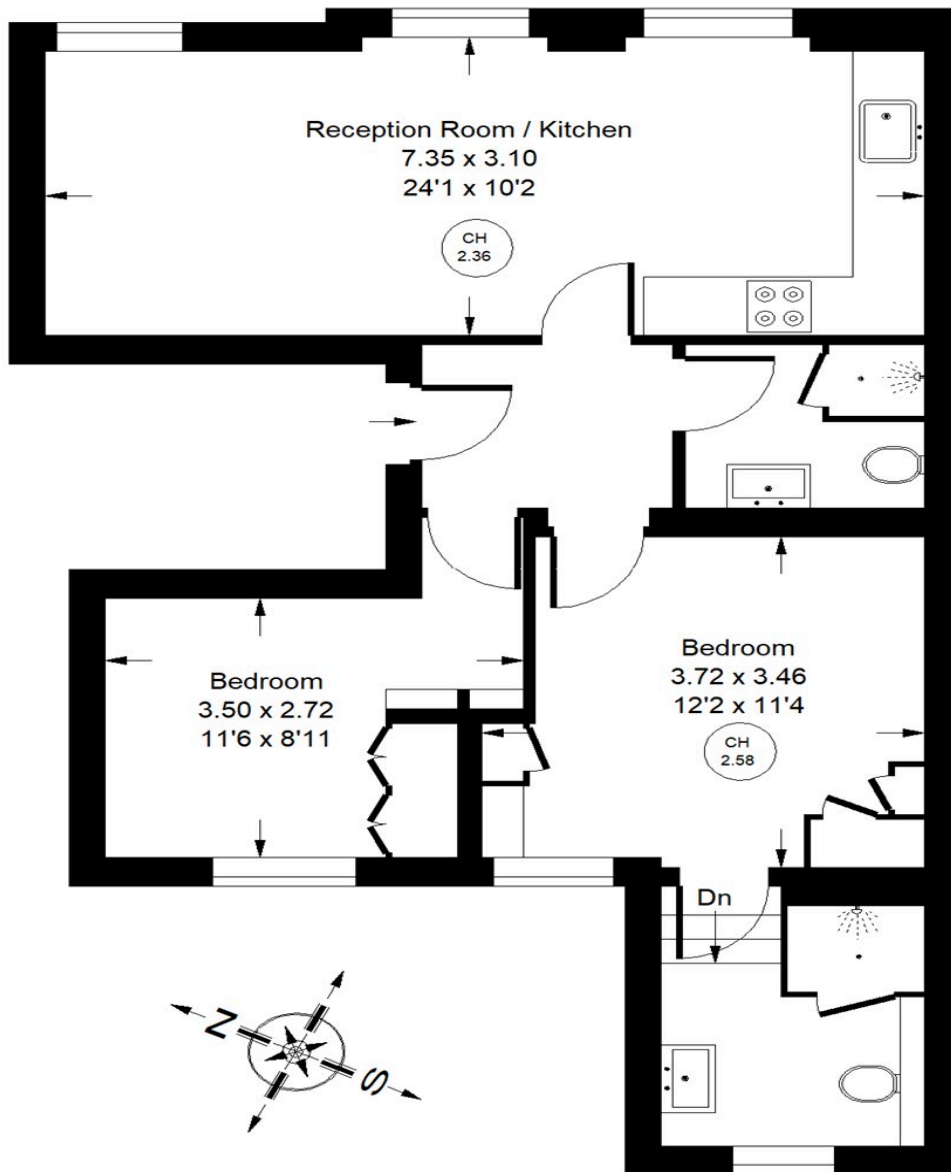
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Approx. Gross Internal Area
58.8 sq m / 633 sq ft



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)

Second Floor Flat Earl's Court Road LONDON W8 6EG	Energy rating C	Valid until: 9 January 2035
		Certificate number: 0340-3945-1202-0104-2200
Property type	Top-floor flat	
Total floor area	59 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	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		