



MOUNTGRANGE
HERITAGE



Radley Mews, W8

£2,050,000 Freehold

An immaculately presented mews house on a pretty cobbled street in the heart of Stratford Village, Kensington. This property is arranged over three floors and has the rare benefit of windows at the rear which enjoy a south-facing aspect. There is good range of accommodation, which comprises: Two reception rooms, two bedrooms, two bathrooms, cloakroom/WC, utility cupboard and an integrated garage. It could be possible to convert the ground floor reception area to create a third bedroom if so required. Radley Mews runs off Stratford Road with its excellent local shops and restaurants and is within walking distance of Kensington High Street and the open spaces of Kensington Gardens, Hyde Park and Holland Park.

2 Bedrooms | 2 Reception Rooms | 2 Bathrooms

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

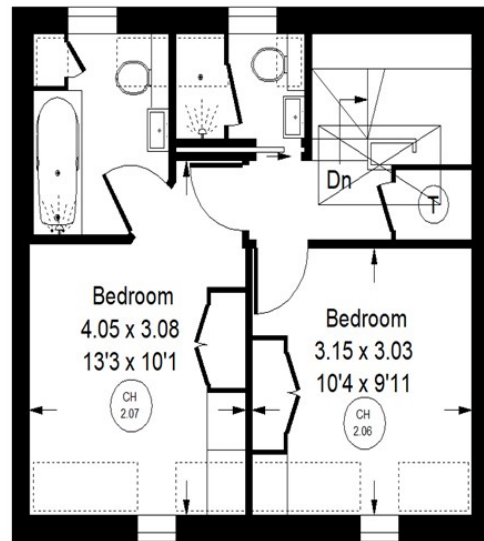
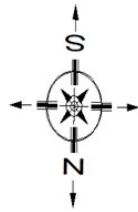
sales.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

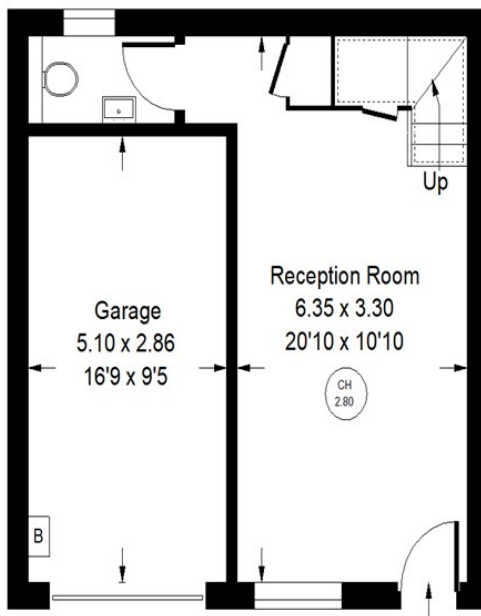
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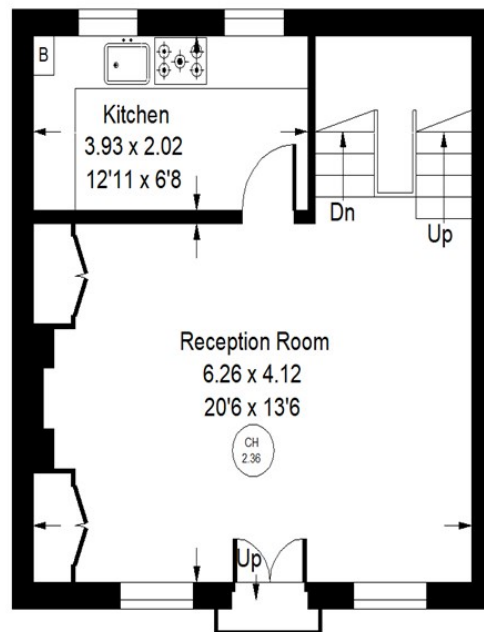
Approx. Gross Internal Area = 99.0 sq m / 1066 sq ft
 Garage = 14.5 sq m / 156 sq ft
 Total = 113.5 sq m / 1222 sq ft




Second Floor



Ground Floor



First 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)

Radley Mews
LONDON
W8 6JP

Energy rating

E

Valid until: 21 July 2032

Certificate number: 1432-1123-0100-0488-8206

Property type

Mid-terrace house

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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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.