

Stratford Road, W8

£850 per week Fees May Apply

A charming split-level flat on the ground and lower ground floor of this period conversion in Stratford Village. Larger than average, the property offers an open plan reception/kitchen with stairs leading down to a huge bedroom with access onto the private south-facing patio. Features lovely high ceilings and a welcoming feel. Available for SHORT LET.

**1 Bedroom | 1 Reception Room | 1 Bathroom
Furnished**

Kensington Office

13b Stratford Road, London W8 6RF
020 7937 9976

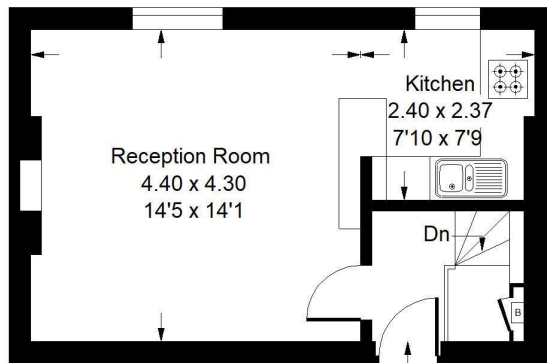
lettings.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

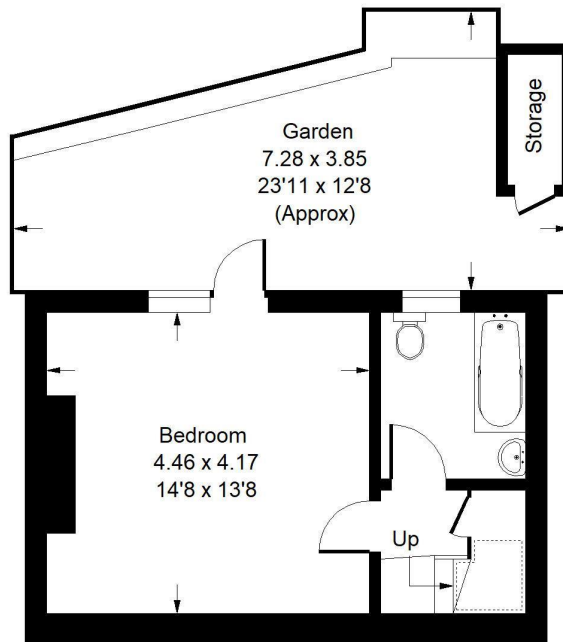
mountgrangeheritage.co.uk

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Approx. Gross Internal Area = 57.2 sq m / 616 sq ft
Storage = 1.3 sq m / 14 sq ft
Total = 58.5 sq m / 630 sq ft



Raised Ground Floor



Lower Ground 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



Flat , 52 Stratford Road, LONDON, W8 6QA

Dwelling type: Ground-floor maisonette
Date of assessment: 10 December 2013
Date of certificate: 12 December 2013

Reference number: 8297-7522-1059-1730-7992
Type of assessment: RdSAP, existing dwelling
Total floor area: 57 m²

Use this document to:

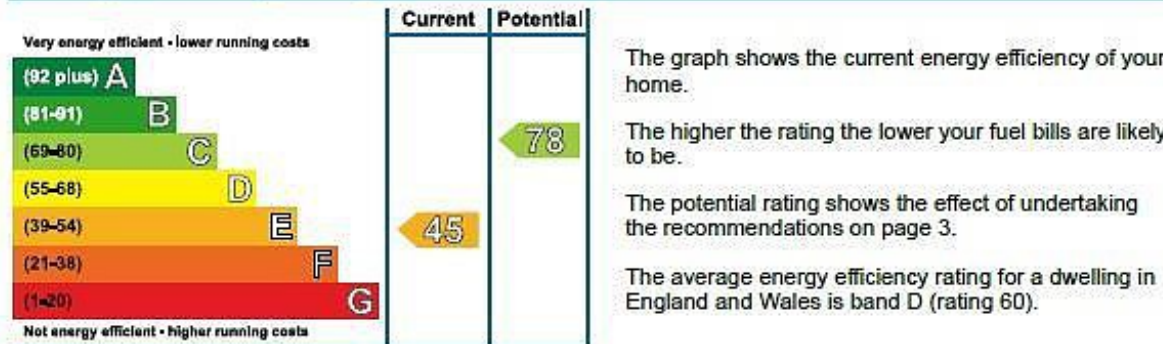
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,859
Over 3 years you could save	£ 1,728

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 108 over 3 years	
Heating	£ 2,361 over 3 years	£ 834 over 3 years	
Hot Water	£ 282 over 3 years	£ 189 over 3 years	
Totals	£ 2,859	£ 1,131	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 972	
2 Floor insulation	£800 - £1,200	£ 150	
3 Draught proofing	£80 - £120	£ 24	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

IMPORTANT NOTICE

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