

MOUNTGRANGE
HERITAGE



Stratford Road, W8

£1,750,000 Leasehold

A spacious and bright, split-level maisonette located in the ever-popular 'Stratford Village'. The charming and neutrally decorated property benefits from its own front door on the ground floor, off-street parking for one car, generous storage throughout and well-proportioned entertaining space. Arranged over the first and second floor of this handsome Victorian building, the property offers: large reception room with a pretty fireplace; separate eat-in kitchen; three bedrooms; family bathroom; shower room and a private parking space in front of the property. Stratford Road is well known for its independent shops and eateries which are a stone's throw from this apartment. A wider range of amenities can be found on Kensington High Street as well as the open spaces of Holland Park and Kensington Gardens.

3 Bedrooms | 1 Reception Room | 2 Bathrooms

Kensington Office

13b Stratford Road, London W8 6RF

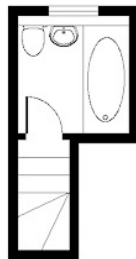
020 7937 9976

sales.ken@mountgrangeheritage.co.uk

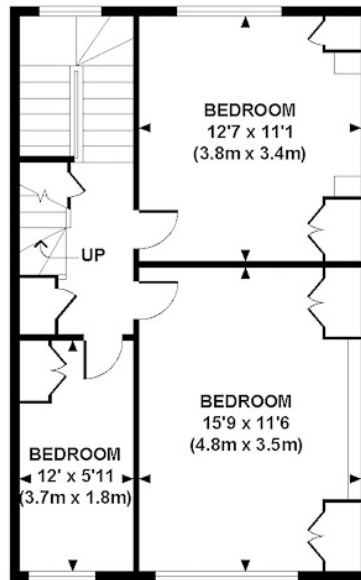
Other offices North Kensington - Notting Hill

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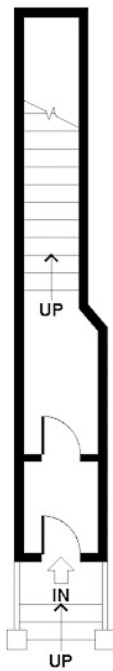
Stratford Road, W8



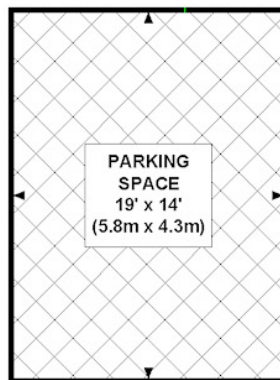
THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 52 SQ FT



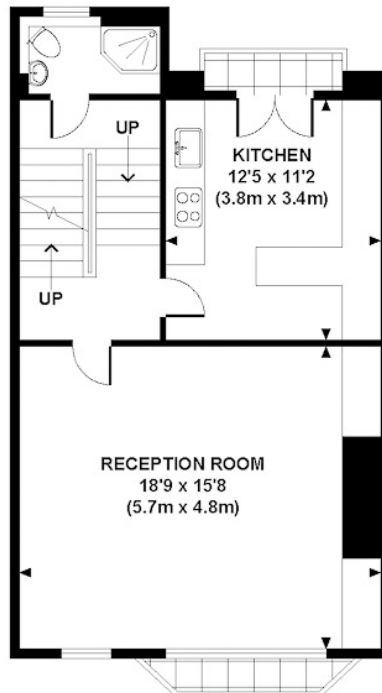
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 511 SQ FT



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 90 SQ FT



GROUND FLOOR



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 577 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1230 SQ FT / 114.3 SQ M

Energy performance certificate (EPC)

b Stratford Road LONDON W8 6RB	Energy rating D	Valid until: 16 December 2031 Certificate number: 3339-0229-4009-0902-3296
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Property type
Top-floor flat

Total floor area
112 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 D. It has the potential to be C.

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

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.