

## Stanwick Road, W14

£485,000 Leasehold

An elegant first floor apartment which retains many period features located in an attractive Victorian terrace. The property requires some modernisation and comprises; entrance hall, two bedrooms, bathroom, open-plan kitchen and a stunning reception room complete with period cornicing and fireplace, as well as French doors leading out to full-width balcony. The property benefits from plenty of storage, lots of natural light thanks to its high ceilings and large windows and a long lease. Stanwick Road is situated near all the amenities of High Street Kensington, Hammersmith and Shepherds Bush including Westfield. The area has excellent transport facilities with West Kensington (District), Barons Court (Piccadilly, District) less than 10 minutes' walk away.

**2 Bedrooms | 1 Reception Room | 1 Bathroom**

### Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

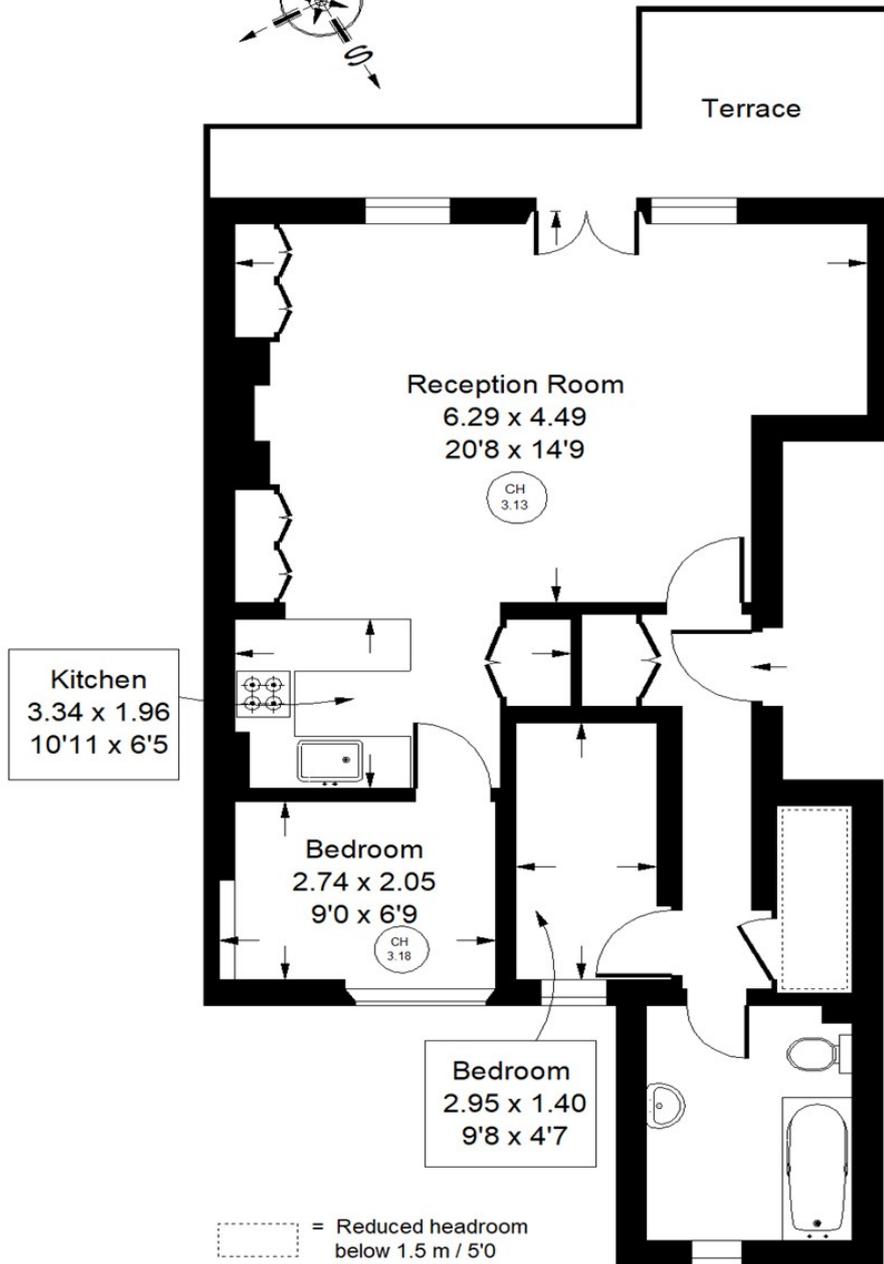
[sales.ken@mountgrangeheritage.co.uk](mailto:sales.ken@mountgrangeheritage.co.uk)

Other offices North Kensington - Notting Hill

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

# Stanwick Road, W14

Approx. Gross Internal Area  
56 sq m / 603 sq ft



## First 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)

Starwick Road LONDON W14 8TL	Energy rating <b>D</b>	Valid until: 4 August 2030 Certificate number: 0653-2864-7382-2600-1845
------------------------------------	---------------------------	--

Property type

Top-floor flat

Total floor area

60 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>).

### 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.