

# MOUNTGRANGE HERITAGE



## Stratford Road, W8

**£1,350,000 Share of Freehold**

A lovely bright and spacious maisonette on the second and third floors of this period conversion in the ever-popular Stratford Village. With the entrance on the first floor, the property features two bathrooms plus an additional WC, two balconies with far-reaching views to the north and south, wooden floors in the open-plan reception room and two double bedrooms. 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

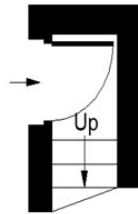
[sales.ken@mountgrangeheritage.co.uk](mailto:sales.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

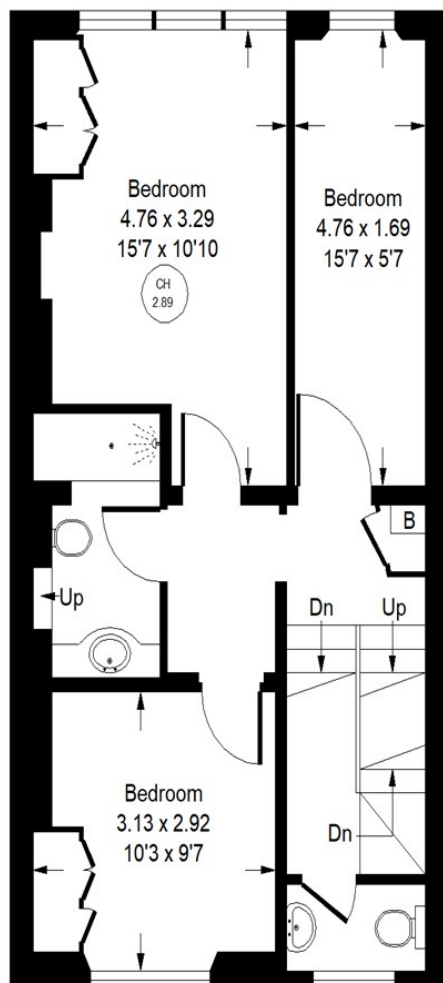
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

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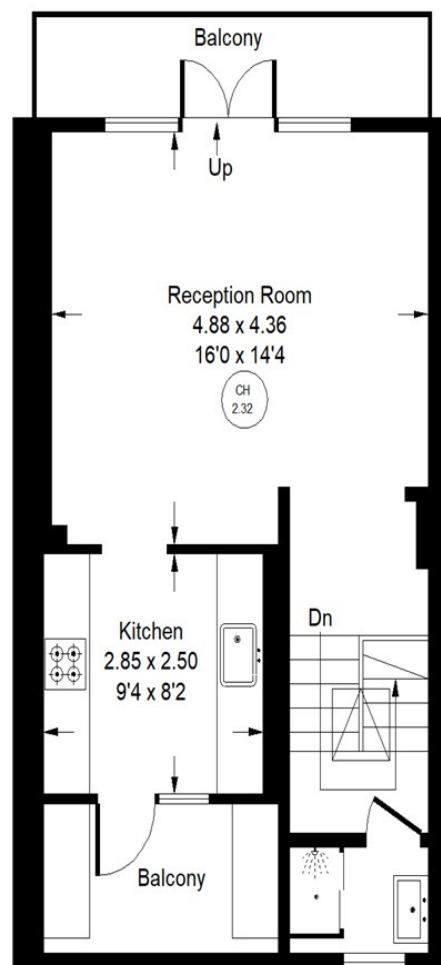
Approx. Gross Internal Area  
89 sq m / 958 sq ft



**First Floor**



**Second Floor**



**Third 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)

Flat  
40 Stratford Road  
LONDON  
W8 6QA

Energy rating

**D**

Valid until:

**25 August 2028**

Certificate  
number:

**2758-3097-6208-7008-  
7930**

Property type

Top-floor flat

Total floor area

86 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 D. 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		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### 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.