



MOUNTGRANGE
HERITAGE



Stratford Road, W8 **£575,000 Leasehold**

An exciting opportunity to purchase a one bedroom flat in Stratford Village with outside space. This bright flat comprises: own front door, reception room, kitchen, bedroom and shower room. The property is for sale with a long lease and a small private south-facing patio area which has its own gate leading into Lexham Mews. Stratford Road is well known for its independent shops and eateries which are a stone's throw from this property. A wider range of amenities can be found on Kensington High Street as well as the open spaces of Holland Park and Kensington Gardens.

1 Bedroom | 1 Reception Room | 1 Bathroom

Kensington Office

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

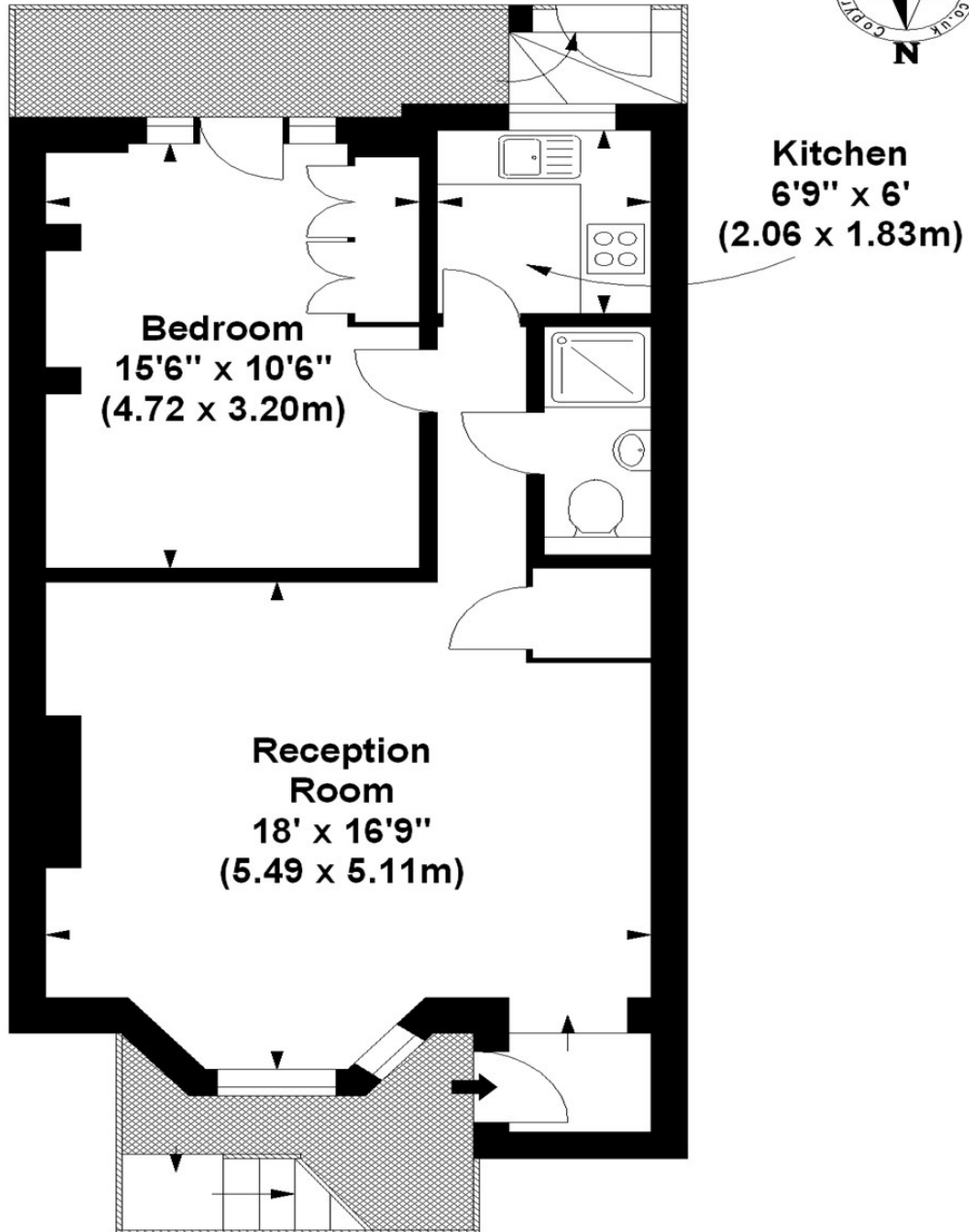
sales.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

mountgrangeheritage.co.uk

Stratford Road, W8

Approx. Gross Internal Area *
562 Sq Ft - 52.19 Sq M



Lower Ground Floor

Energy performance certificate (EPC)

42 Stratford Road
LONDON
W8 8QA

Energy rating

C

Valid until: 25 February 2031

Certificate number: 2467-3001-9202-7179-5204

Property type

Basement flat

Total floor area

53 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 current energy rating is C. 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	72 C	79 C
55-68	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.