

## Stratford Road, W8 £685,000 Leasehold

A delightful one bedroom raised ground floor flat in Stratford village. This bright flat comprises entrance hall, open plan kitchen reception room with feature bay window and high ceilings, bedroom, and bathroom. The property is for sale with a long lease and no onward chain. 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**

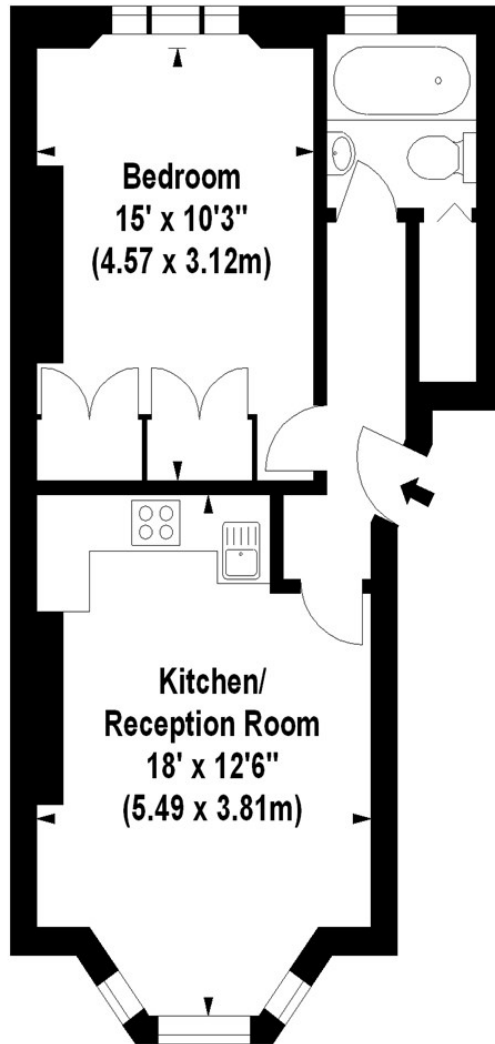
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# Stratford Road, W8

Approx. Gross Internal Area \*  
460 Sq Ft - 42.69 Sq M



**Ground Floor**

Illustration For Identification Purposes Only. Not To Scale

\*Floorplan Drawn According To RICS Guidelines

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# Energy performance certificate (EPC)

42 Stratford Road LONDON W8 6QA	Energy rating <b>C</b>	Valid until: <b>2 March 2031</b>  Certificate number: 0350-2817-7070-2609-1125
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Property type

Mid-floor flat

Total floor area

44 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	71 C	77 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.