



MOUNTGRANGE
HERITAGE



Stratford Road, W8

£700,000 Share of Freehold

A delightful raised ground floor flat which boasts a well-proportioned reception room with a pretty bay window, fireplace and high ceilings. The property is traditionally decorated and whilst it presents well it would benefit from some updating. Accommodation includes: reception room; kitchen with French doors out onto a undemised flat roof; double bedroom and a separate bathroom. The flat is located in the heart of Stratford Village which has excellent independent shops and restaurants. Kensington High Street is a short walk away as are the beautiful open spaces of Holland Park and Kensington Gardens.

1 Bedroom | 1 Reception Room | 1 Bathroom

Kensington Office

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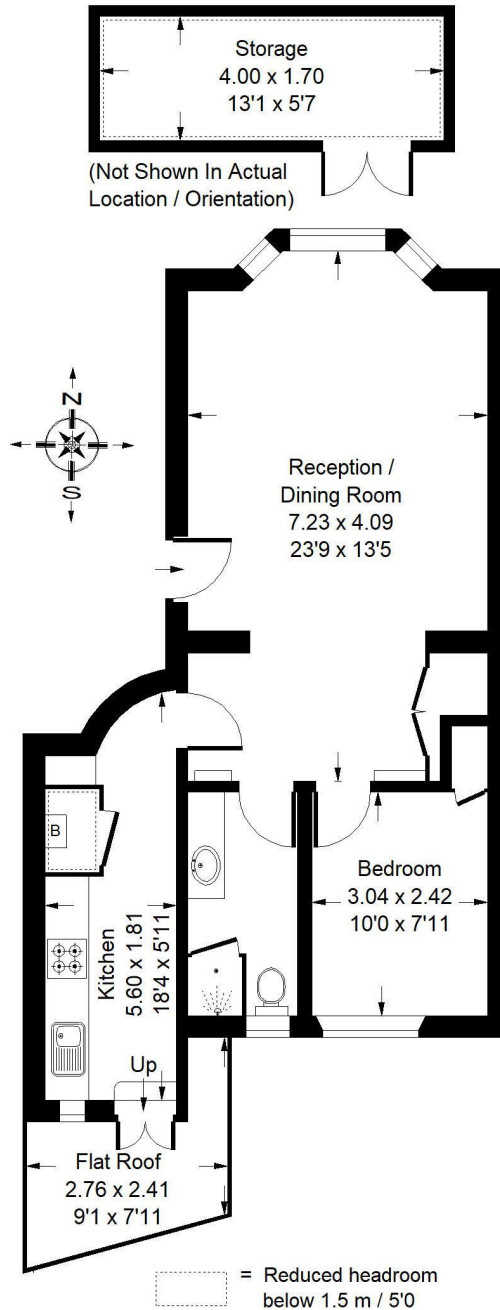
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Approx. Gross Internal Area = 51.9 sq m / 559 sq ft

Storage = 8 sq m / 86 sq ft

Total = 59.9 sq m / 645 sq ft



Raised Ground 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



Stratford Road, LONDON, W8

Dwelling type: Mid-floor flat
Date of assessment: 10 July 2020
Date of certificate: 12 July 2020

Reference number: 8290-7923-7590-8040-2292
Type of assessment: RdSAP, existing dwelling
Total floor area: 51 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 1,611

Over 3 years you could save

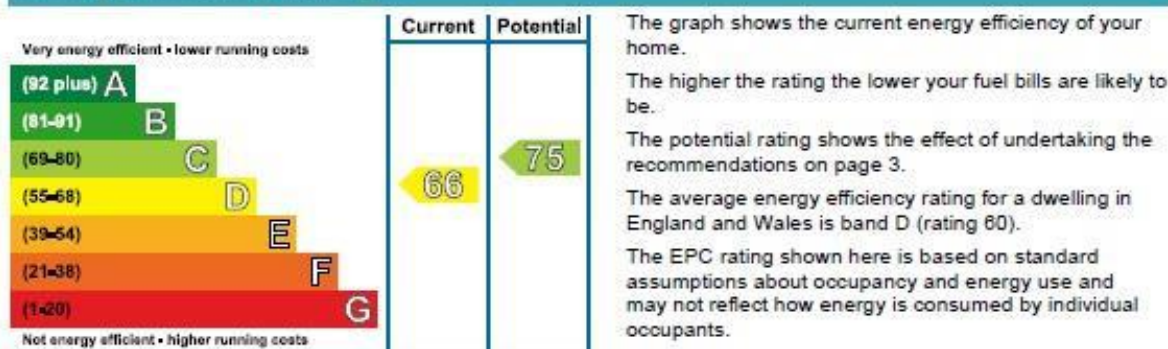
£ 420

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 135 over 3 years	
Heating	£ 1,158 over 3 years	£ 732 over 3 years	
Hot Water	£ 321 over 3 years	£ 324 over 3 years	
Totals	£ 1,611	£ 1,191	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 300
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 120

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE

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