

**MOUNTGRANGE**  
HERITAGE



## Stratford Road, W8

£1,600 per week Fees May Apply

SHORT LET - ALL BILLS INCLUDED

2 Bedrooms | 1 Reception Room | 2 Bathrooms

Furnished

### Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

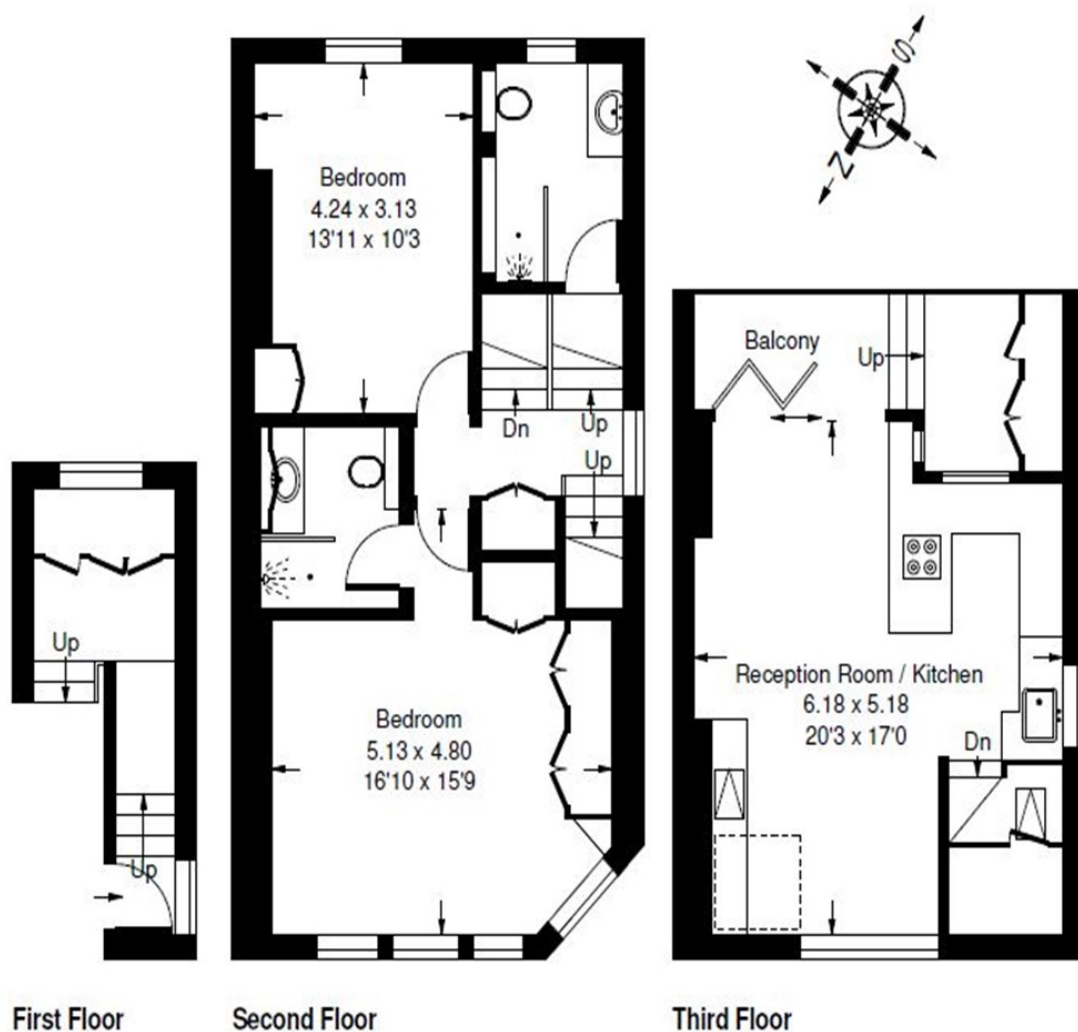
[lettings.ken@mountgrangeheritage.co.uk](mailto:lettings.ken@mountgrangeheritage.co.uk)

Other offices North Kensington - Notting Hill

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

# Stratford Road, W8

Approx. Gross Internal Area  
89.8 sq m / 966 sq ft



--- = Reduced headroom  
below 1.5 m / 5'0"

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  
20 Stratford Road  
LONDON  
W8 6QD

Energy rating  
**C**

Valid until: 28 June 2032

Certificate number: 2035-2072-8911-8277-1321

Property type

Top-floor maisonette

Total floor area

91 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>).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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	70   c	76   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.