



A well-presented & bright two bedroom, two bathroom contemporary duplex apartment in a white stucco-fronted period building in the sought after Stratford Village

Stratford Road, London, W8

£1,450,000 Leasehold (109 years remaining)

savills

- White Stucco fronted period property
- Sought after location in the 'Stratford Village'
- Two bedrooms
- Two bathrooms
- Open-plan kitchen, dining & reception room
- Separate Study

About

Occupying the entire second and third floor of an attractive white stucco-fronted period conversion (with entrance on the first floor level), the property is well presented and offers excellent living & entertaining space, an abundance of natural light and ample storage throughout.

The open-plan kitchen, dining and reception room located on the second floor enjoy a dual aspect enjoying lovely views. There is also separate study that is located on the half landing.

The bedroom accommodation is located on the third floor with two large double bedrooms (one en suite) and a separate shower room on the half landing between the second and third floors. There is also a small balcony located off the principal bedroom.

Location

Stratford Road is located in the popular 'Stratford Village' area which offers an abundance of local amenities and shops. Kensington High Street is a short walk away, along with the transport links of Earls Court Road and the A4.

Tenure Leasehold(109 years remaining)

Service Charge approximately £350 per annum

Ground Rent approximately £100 per annum

Local Authority The Royal Borough of Kensington & Chelsea

Council Tax Band E

Energy Performance EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Kensington Office.
Telephone: +44 (0) 20 7535 3300.





Stratford Road, London, W8
Gross Internal Area 1176 sq ft, 109.3 m²

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Stratford Road, W8
Gross internal area (approx.)
115 Sq m (1235 Sq ft) Including Under Eaves and Under 1.5
97 Sq m (1041 Sq ft) Excluding Under Eaves and Under 1.5m
For identification only, Not to Scale

capital 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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