



STRATFORD ROAD





## Stratford Road, W8

A generous family home (circa 2,881 square feet) in this superb location moments from Kensington High Street and Holland Park. Upon entry the house has a grand double reception room on the raised ground floor with wood floors and a separate study area. On the lower ground floor is an eat-in kitchen which leads on to the garden, a double bedroom with en suite shower room and a utility room. The first floor houses the principal bedroom suite with dressing area, bathroom and a further dressing area, currently used as a study. At the half landing there is access to the roof terrace and a further two double bedrooms, additional bathroom and a useful kitchenette on the top floor. Stratford Road is a charming street in prime W8 which retains a village feel thanks to its numerous independent shops and cafes.

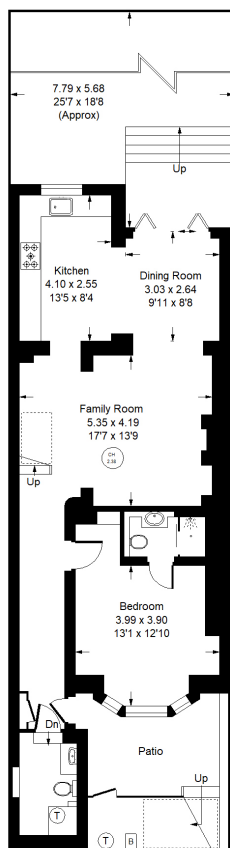




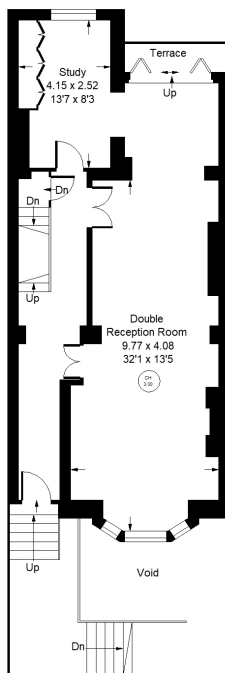








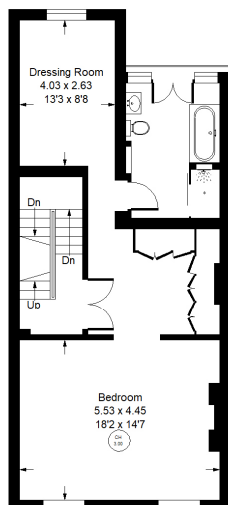
Lower Ground Floor



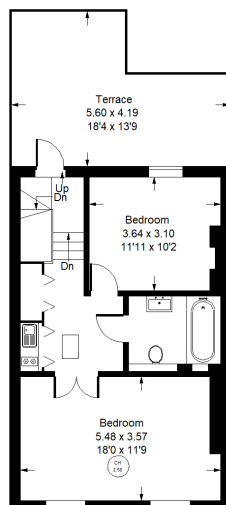
Raised Ground Floor

Approx. Gross Internal Area  
= 267.7 sq m / 2881 sq ft

Reduced headroom  
below 1.5 m / 5'0"



First Floor



Second Floor



## Stratford Road, W8 - Freehold

Local Authority **Royal Borough of Kensington & Chelsea**

- Four double bedrooms
- Newly refurbished
- South-facing roof terrace
- Council Tax Band: H
- EPC Rating:



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.

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