

LAURENT
RESIDENTIAL



£1,200,000
SHARE OF FREEHOLD

- Two double bedrooms • Impressive reception • Kitchen • Bathroom • Utility cupboard • Period charm • No onward chain • Prime location • Raised ground floor • Wonderful ceiling height



An exciting opportunity nestled on the elegant and ever-popular Stratford Road, this first-floor two-bedroom flat has so much potential.

Boasting over 920sqft of living space, high ceilings, and generous proportions, the property is housed within a stunning Victorian corner building—an iconic piece of London's historic architectural charm.

The vast open-plan kitchen/reception room offers endless possibilities for a contemporary redesign. Perfect for entertaining, relaxing, or working from home in style with sunlight pouring through large central skylight, flooding the space with natural light throughout the day.

Both bedrooms are well-sized with wonderful ceiling height, the principal room set in a beautiful bay.

In the bathroom there is a shower cubicle, WC and a cupboard with plenty of space for storage and utilities.

This is a chance to create a beautiful home or investment in one of London's most coveted postcodes. Stratford Road is well known for its independent shops and eateries as well as benefitting from being just a short walk to Holland Park, High Street Kensington, Earl's Court where a wider range of amenities can be found as well as the open spaces of Holland Park and Kensington Gardens.

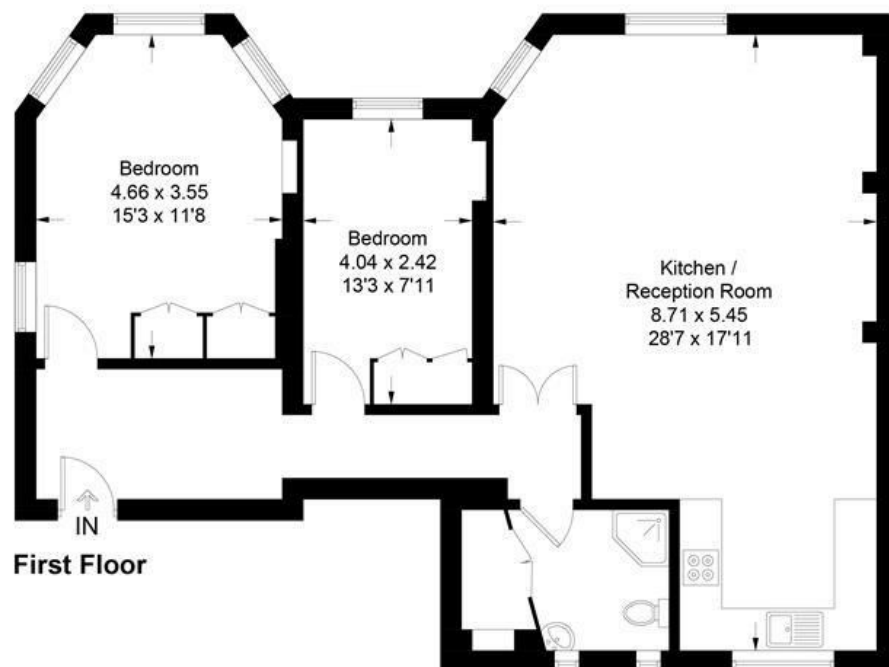
The area is well-served by highly regarded schools and excellent transport links.

Check your broadband and mobile coverage here <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

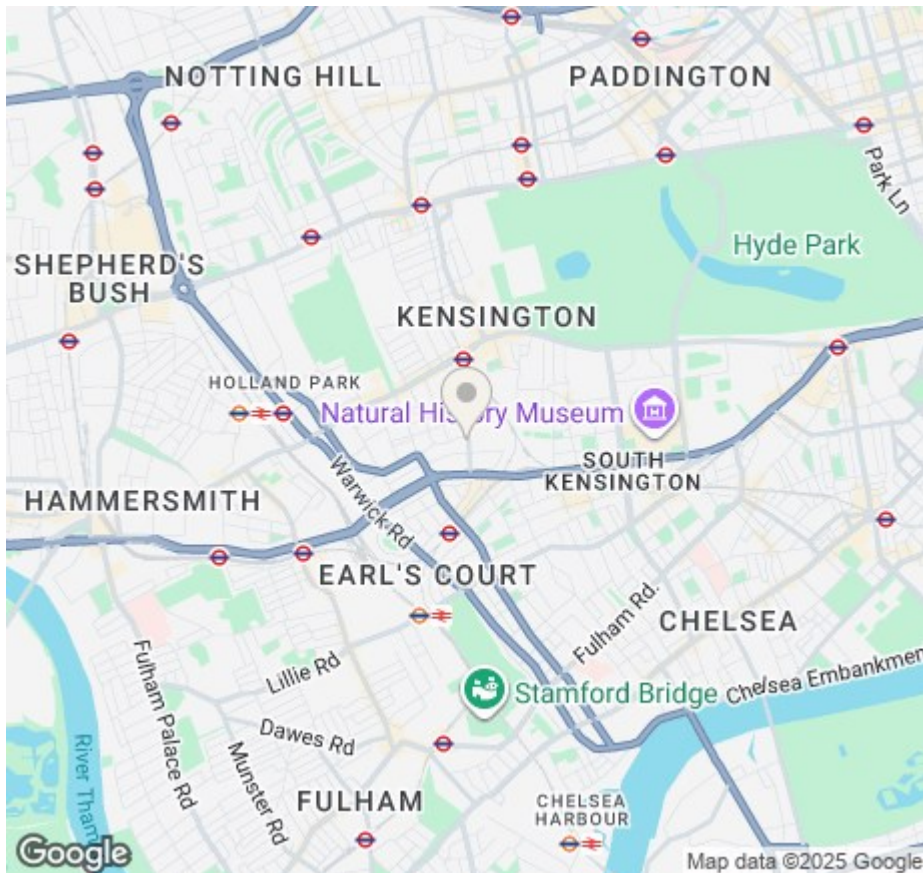
Stratford Road, London, W8


Approximate Gross Internal Area = 85.8 sq m / 923 sq ft



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements