



MILTON  
STONE

# Strathmore Gardens, W8

£1,100,000 Share of Freehold

2 bedroom flat for sale

## Description

A beautifully bright and light apartment on the third floor of an impressive stucco-fronted house in a pretty tree lined street in Kensington. The accommodation comprises eat-in modern kitchen, reception room, two bedrooms, bathroom and south-facing terrace. Strathmore Gardens is perfectly located being close to both Notting Hill and Kensington High Street as well as the open spaces of Holland Park and Kensington Gardens.

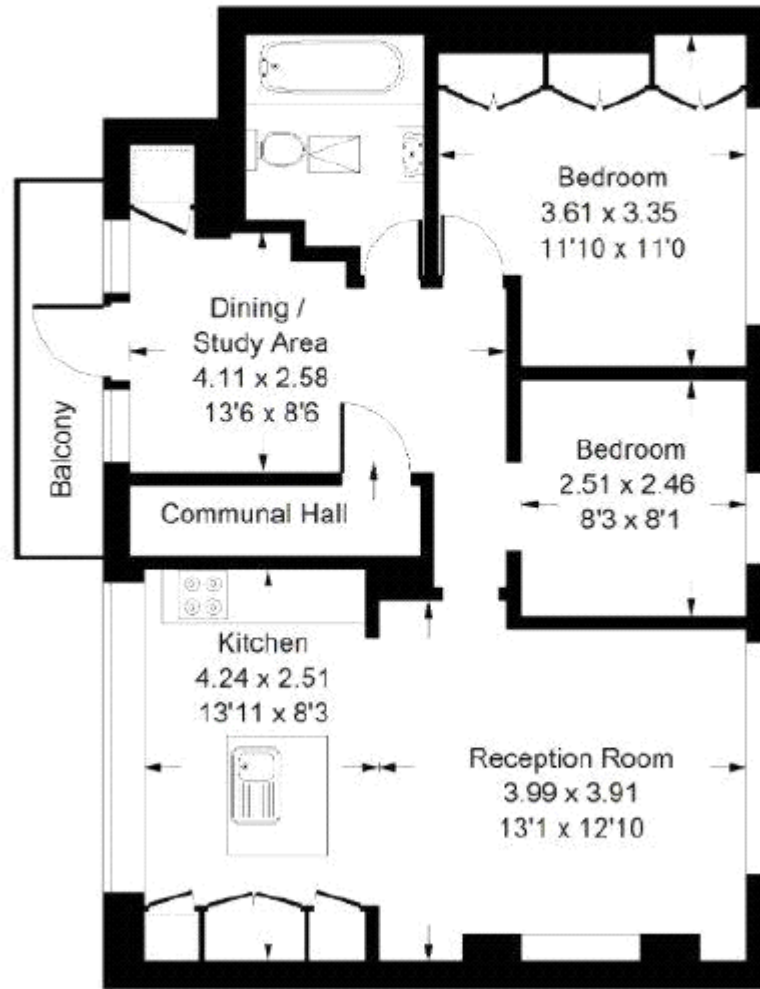
Leasehold with Share of Freehold

## Tenure

Share of Freehold



Approximate Gross Internal Floor Area 61.4 sq m / 661 sq ft  
(Excluding Communal Hall)



Third Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
40		48	
		38	
		44	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Viewing by appointment only  
 Milton Stone - Head Office  
 53 Abingdon Road, London W8 6AN  
 Tel: 0207 938 2311 Email: info@miltonstone.com Website: www.miltonstone.com

