



MILTON  
STONE

# Sunningdale Gardens, W8

£950,000 Leasehold

2 bedroom flat for sale

## Description

A beautifully presented top (second) floor flat in this Victorian conversion in a quiet garden square. The apartment is very light and further benefits from a sunny west facing roof terrace. Sunningdale Gardens is located off Stratford Road ideally located for the many amenities of Stratford Village, Kensington High Street and Earls Court are close by as are the underground stations.

## Tenure

Leasehold (50 years)



**SUNNINGDALE GARDENS**

**LONDON W8**

Gross Internal Area = 72 sq. metres

781 sq. feet





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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>	EU Directive 2002/91/EC	<b>65</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>63</b>
		<b>50</b>			<b>47</b>

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  
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