



MOUNTGRANGE
HERITAGE



Lexham Gardens, W8

£750 per week Fees May Apply

A newly refurbished spacious two bedroom flat on the lower ground floor of this period conversion, with private patio terrace. This flat features wood flooring throughout, a large reception room, a brand new modern kitchen with appliances, double bedroom with fully tiled en-suite shower room, second double room with storage and a additional tiled shower room. There is also access to the beautiful communal gardens. Lexham Gardens is within a short walking distance to either Gloucester Road or Kensington High Street with supermarkets just minutes walk away. Offered Unfurnished.

2 Bedrooms | 1 Reception Room | 2 Bathrooms
Unfurnished

Kensington Office

13b Stratford Road, London W8 6RF

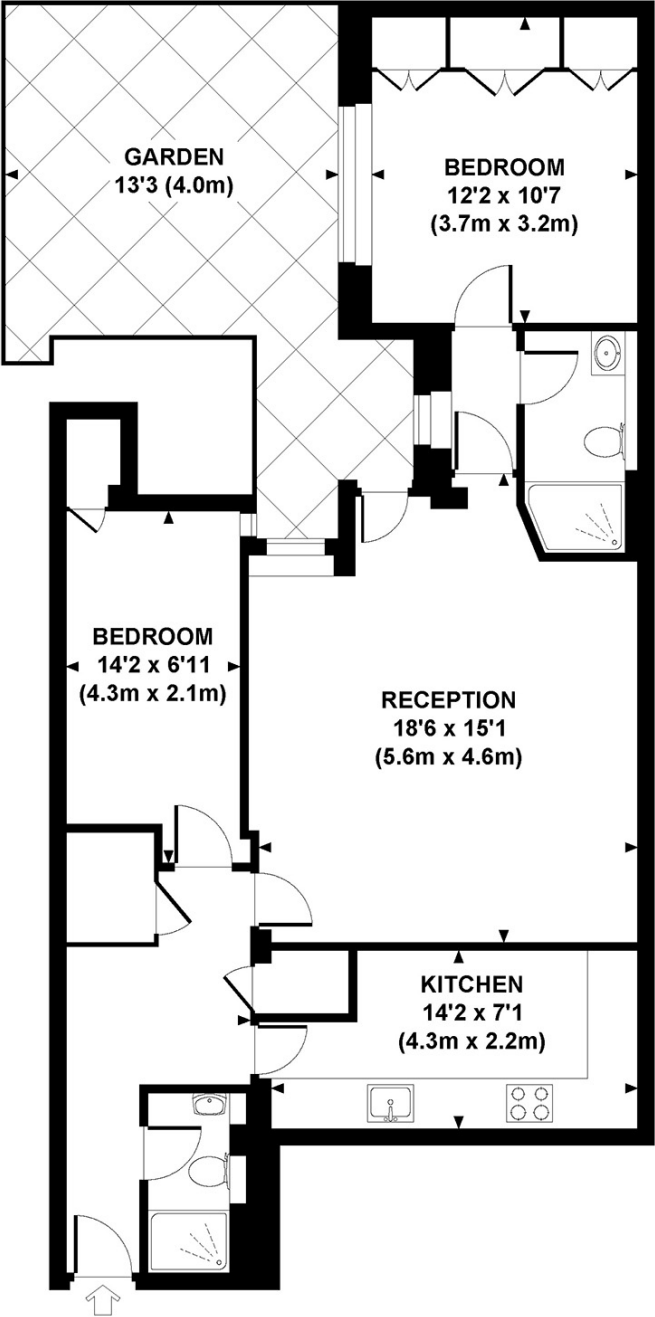
020 7937 9976

lettings.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

mountgrangeheritage.co.uk

Lexham Gardens, W8



LOWER GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA 787 SQ FT / 73.1 SQ M

Whilst every attempt has been made to ensure the accuracy of this floor plan; measurements of doors, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only, and should be treated as such.

Energy Performance Certificate



Flat Lexham Gardens, LONDON, W8 5JA

Dwelling type: Basement flat

Date of assessment: 19 February 2015

Date of certificate: 20 February 2015

Reference number: 0038-2831-7826-9495-1155

Type of assessment: RdSAP, existing dwelling

Total floor area: 73 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

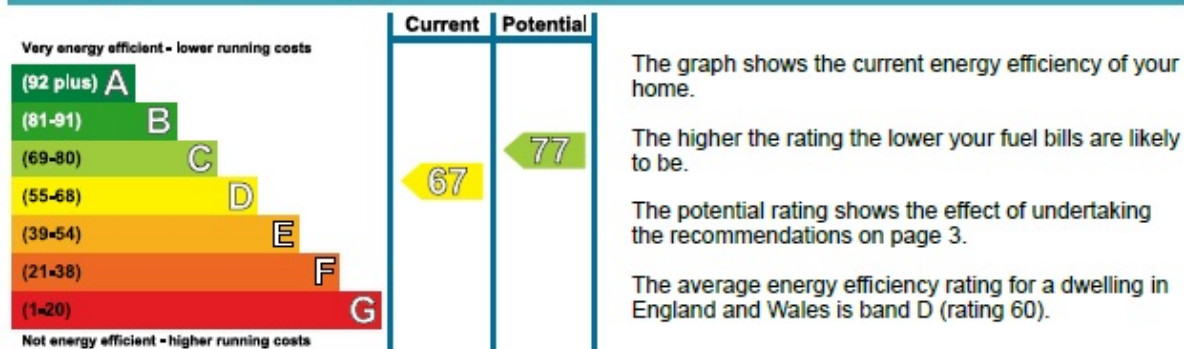
| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,007 |
| Over 3 years you could save | £ 627 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|--------------------|--------------------------|
| Lighting | £ 207 over 3 years | £ 147 over 3 years | |
| Heating | £ 1,392 over 3 years | £ 816 over 3 years | |
| Hot Water | £ 408 over 3 years | £ 417 over 3 years | |
| Totals | £ 2,007 | £ 1,380 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £ 333 | |
| 2 Floor insulation (solid floor) | £4,000 - £6,000 | £ 66 | |
| 3 Low energy lighting for all fixed outlets | £35 | £ 54 | |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

IMPORTANT NOTICE

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