



## Lexham Gardens, W8

**£848 per week** Fees May Apply

A great two bedroom, two bathroom apartment located in this well maintained period conversion. The flat comprises open plan kitchen reception, two bedrooms, en suite shower room and family bathroom. Lexham Gardens is within a short walking distance to Earl's Court, Gloucester Road or High Street Kensington underground stations (Piccadilly, Circle & District lines).

**2 Bedrooms | 1 Reception Room | 2 Bathrooms  
Furnished**

### Kensington Office

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020 7937 9976

[lettings.ken@mountgrangeheritage.co.uk](mailto:lettings.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Energy Performance Certificate

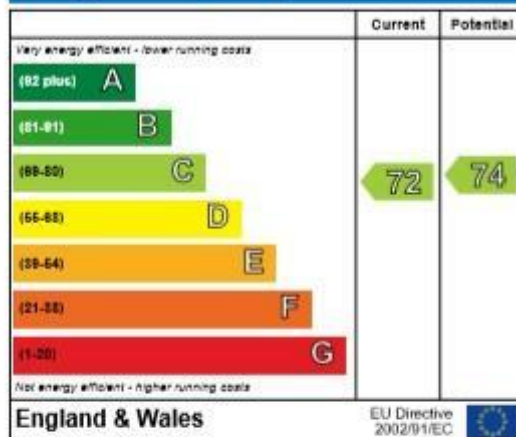


Flat 9 Lexham Gardens  
LONDON  
W8 5JJ

Dwelling type: Mid-floor flat  
Date of assessment: 02 December 2010  
Date of certificate: 03 December 2010  
Reference number: 9588-2822-6324-9100-4275  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 62 m<sup>2</sup>

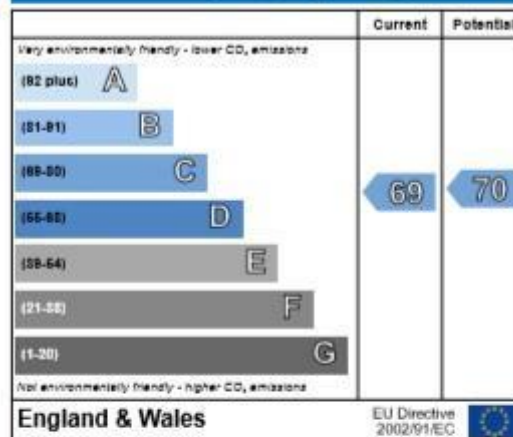
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



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 are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating



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

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy Use	242 kWh/m <sup>2</sup> per year	232 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.5 tonnes per year	2.4 tonnes per year
Lighting	£67 per year	£34 per year
Heating	£400 per year	£406 per year
Hot Water	£86 per year	£86 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

## IMPORTANT NOTICE

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