



Lexham Gardens, W8

£520 per week Fees May Apply

VIDEO TOUR AVAILABLE. A spacious property on the raised ground floor of this period conversion with a private decked garden to the rear. This flat has an open plan kitchen / reception room, two bedrooms, two shower rooms (one en-suite to the master bedroom) and a separate utility room. This flat also has high ceilings and offers excellent storage. Lexham Gardens is located south of Kensington High Street so is perfectly placed for all the shops & restaurants it has to offer as well as the more local and highly reputable shops on Stratford Road. The wide open spaces of Holland Park are also very close by. Kensington High Street (District & Circle lines) and Earl's Court (District & Piccadilly lines) underground stations are both within walking distance.

2 Bedrooms | 1 Reception Room | 2 Bathrooms
Furnished/Unfurnished

Kensington Office

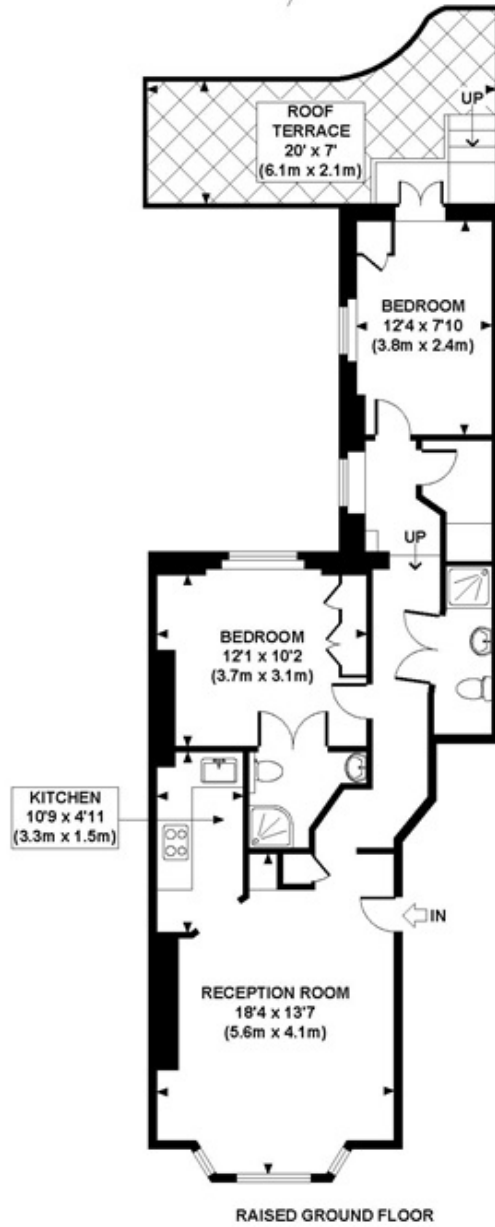
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Other offices North Kensington - Notting Hill

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Lexham Gardens, W8



APPROX. GROSS INTERNAL FLOOR AREA 656 SQ FT / 60.9 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 142 Lexham Gardens, LONDON, W8 6JE

Dwelling type: Mid-floor flat
 Date of assessment: 26 September 2019
 Date of certificate: 29 September 2019
 Reference number: 8107-2265-8129-4826-7113
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 61 m²

Use this document to:

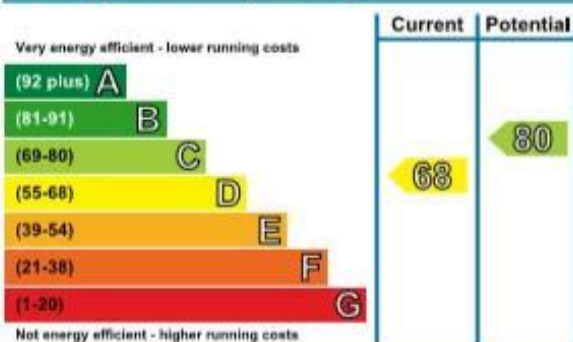
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,662
Over 3 years you could save	£ 639

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 150 over 3 years	
Heating	£ 1,146 over 3 years	£ 609 over 3 years	
Hot Water	£ 258 over 3 years	£ 264 over 3 years	
Totals	£ 1,662	£ 1,023	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 381
2 Draught proofing	£80 - £120	£ 18
3 Low energy lighting for all fixed outlets	£30	£ 99

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE

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