



MOUNTGRANGE
HERITAGE



Alexa Court, Lexham Gardens, W8

£1,550,000 Share of Freehold

A fantastic apartment located on the second floor (with lift) of a stucco-fronted period building in the heart of Kensington. The property is flooded with natural light and provides a great balance of accommodation, comprising: entrance hallway, large reception room which leads out to a south-facing balcony, separate kitchen, two double bedrooms and two bathrooms. Alexa Court is a highly regarded and well-run portered block located on Lexham Gardens, a residential address located between South Kensington and Kensington High Street. Gloucester Road, Earls Court and High Street Kensington underground stations are within walking distance. There is quick access to the A4 with Heathrow and the M4 to the west and Knightsbridge to the east.

2 Bedrooms | 1 Reception Room | 2 Bathrooms

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

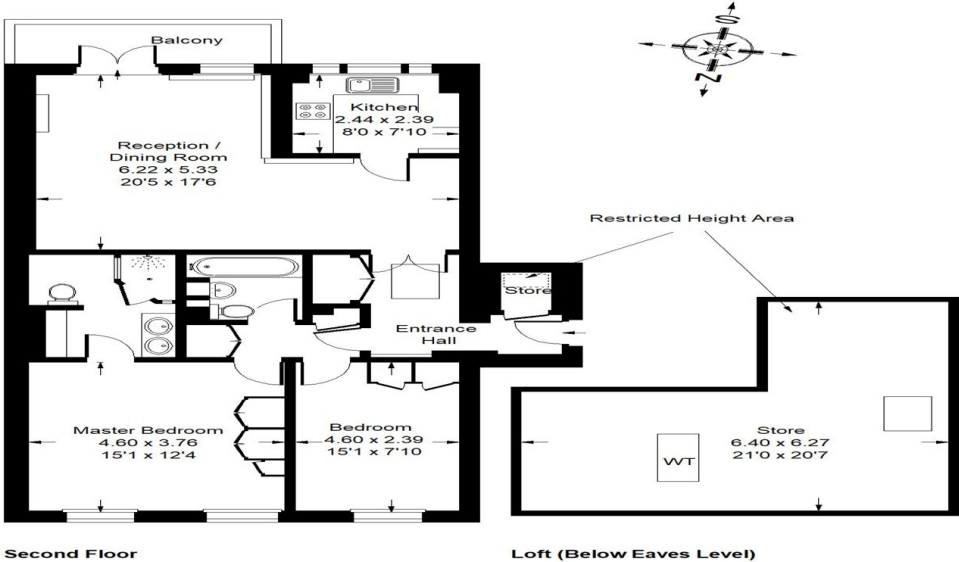
sales.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

mountgrangeheritage.co.uk

Alexa Court, W8

Approx. Gross Internal Area 87.60 sq m / 943 sq ft
Approx. Floor Area Including Restricted Heights 117.80 sq m / 1268 sq ft
(Including Store)



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

ALEXA COURT
73 LEXHAM GARDENS
LONDON
W8

Energy rating

C

Valid until: 21 June 2031

Certificate number: 3206-3769-5202-0026-1602

Property type

Mid-floor flat

Total floor area

89 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.