

**MOUNTGRANGE**  
HERITAGE



## **Lexham Gardens, W8**

**£1,400,000 Share of Freehold**

A stunning two double bedroom second floor lateral apartment with stunning views over the most desirable part of Lexham Gardens; overlooking the award winning communal gardens (to which the flat has access). The property has recently been refurbished and offers an open plan kitchen/living room, two double bedrooms, two bathrooms, a good size private roof terrace and ample storage throughout. The reception room boasts fantastic ceiling height and Herringbone wooden floors and benefits from a south-facing aspect with amazing light and views. Lexham Gardens is positioned close to a wide range of amenities on Kensington High Street, Gloucester Road, and Earls Court Road. Holland Park and Kensington Gardens are a short walk away.

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

### **Kensington Office**

13b Stratford Road, London W8 6RF

020 7937 9976

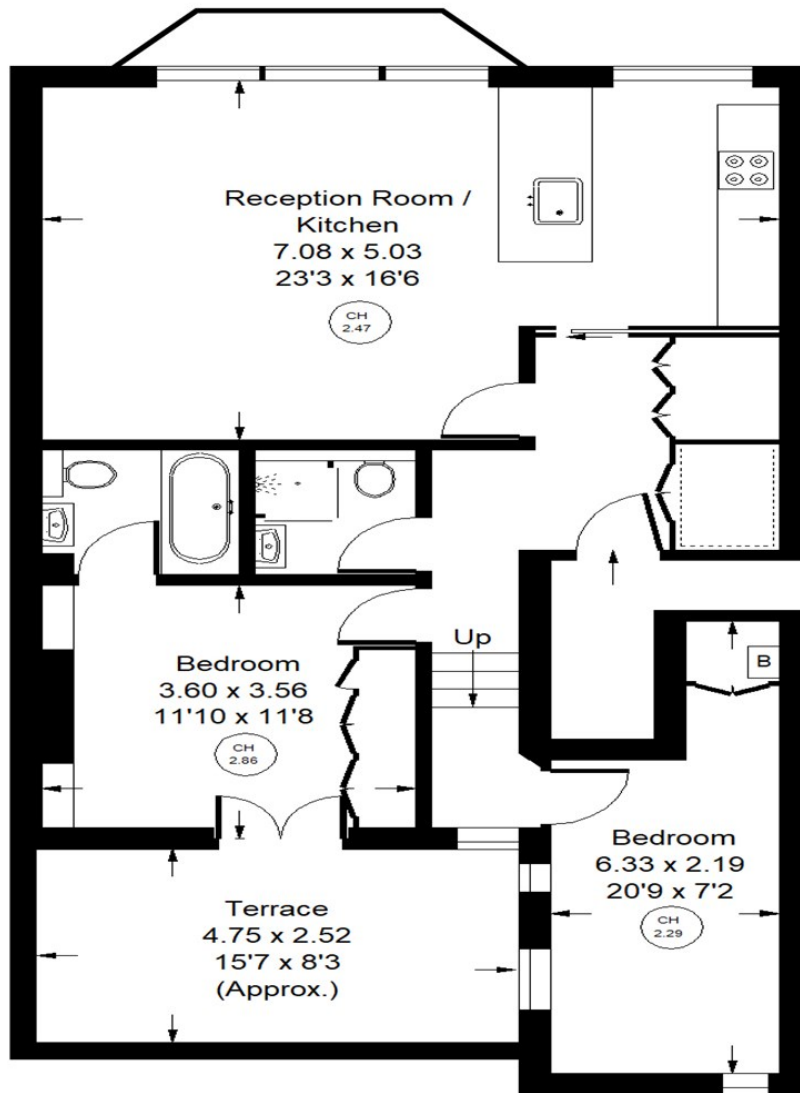
[sales.ken@mountgrangeheritage.co.uk](mailto:sales.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill


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

# Lexham Gardens, W8

Approx. Gross Internal Area  
76.7 sq m / 825 sq ft



## Second Floor

 = Reduced headroom below 1.5 m / 5'0

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)

Lexham Gardens LONDON W8 5JA	Energy rating	Valid until: 19 April 2033
	<b>C</b>	Certificate number: 6120-2745-0030-0203-0793

Property type Mid-floor flat

Total floor area 64 square metres

### Rules on letting this property

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

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.

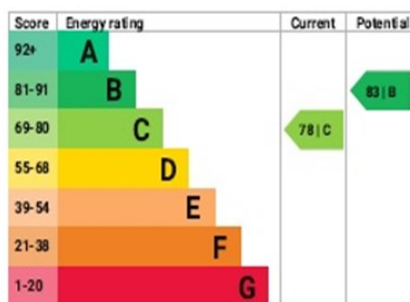
[See how to improve this property's energy performance.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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.