



MOUNTGRANGE
HERITAGE



Lexham Mews, W8

£2,375,000 Freehold

A rare opportunity to purchase a mews house with both a garage and outside space. This impressive and bright property is arranged over three floors and offers a wide range of accommodation (over 1,500 square foot), which comprises of; entrance hall, cloakroom/WC, study area, garage, open-plan dining kitchen with access to a private patio area. A striking feature staircase leads to the first floor which houses the second bedroom and a large south-facing living room which leads out to a fabulous roof terrace. The second floor provides a family bathroom and the principal bedroom with en-suite bathroom and fitted wardrobes. Lexham Mews is a pretty cobbled mews situated off Stratford Road with its excellent local shops and restaurants and is within walking distance of Kensington High Street and the open spaces of Kensington Gardens and Holland Park.

2 Bedrooms | 2 Reception Rooms | 2 Bathrooms

Kensington Office

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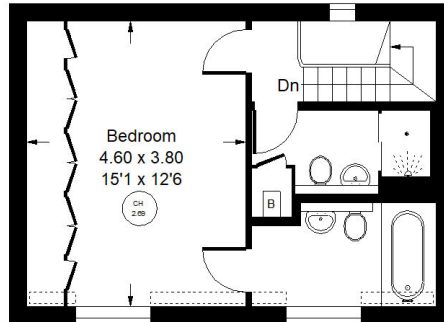
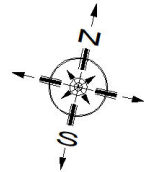
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Approx. Gross Internal Area = 127.4 sq m / 1371 sq ft

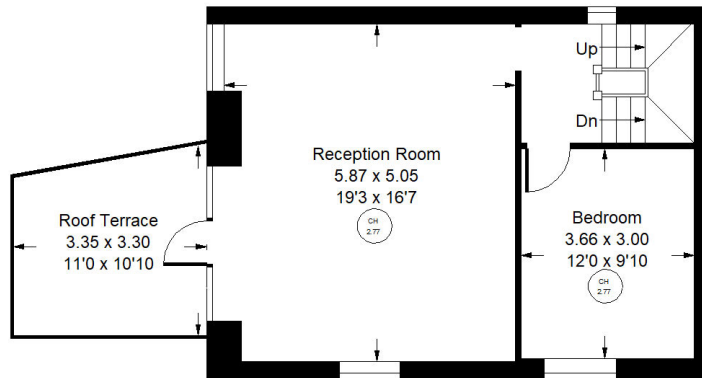
Garage = 13.3 sq m / 143 sq ft

Meter Cupboard = 1 sq m / 11 sq ft

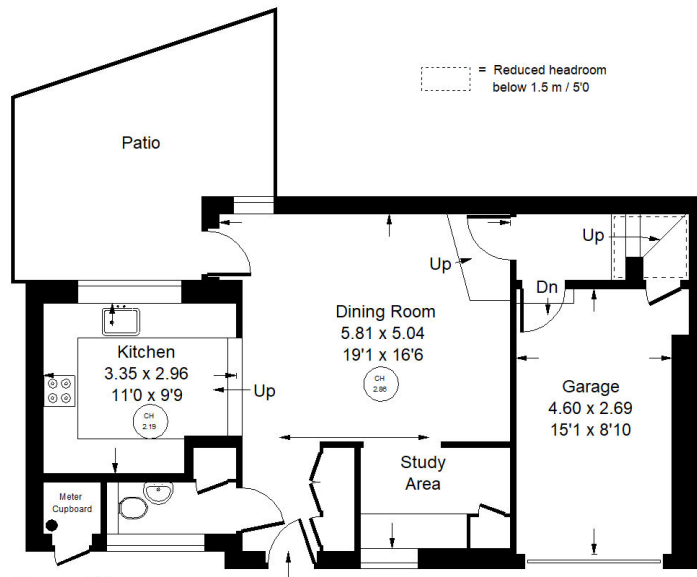
Total = 141.7 sq m / 1525 sq ft



Second Floor



First Floor



Ground Floor

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 Mews
LONDON
W8

Energy rating

D

Valid until: **18 August 2029**

Certificate number: **9718-7072-6278-5131-1900**

Property type

End-terrace house

Total floor area

142 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 D. 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		82 B
69-80	C		
55-68	D	56 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.