

**MOUNTGRANGE**  
HERITAGE



## Lexham Gardens, W8

**£1,850,000 Share of Freehold**

A beautifully presented top floor maisonette in an attractive stucco fronted period building with outside space and attractive views. This bright and spacious flat offers, three bedrooms, two bathrooms, built-in wardrobes and plenty of storage. The open-plan contemporary living space is on the upper floor benefitting from the light and fantastic views over private gardens and the rooftops of Kensington. Lexham Gardens is 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.

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

### Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

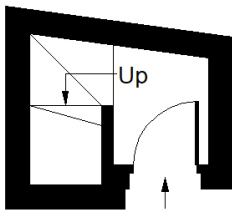
[sales.ken@mountgrangeheritage.co.uk](mailto:sales.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

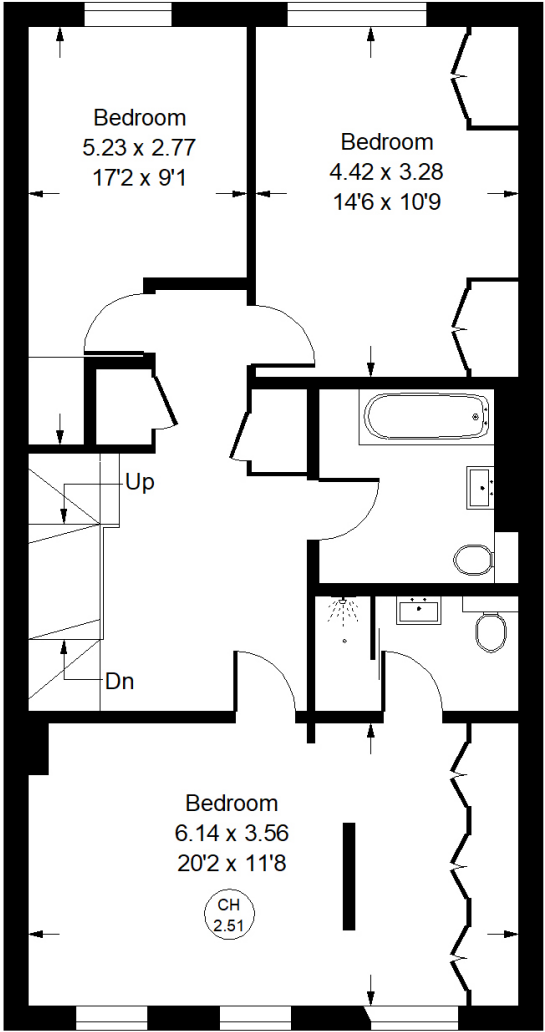
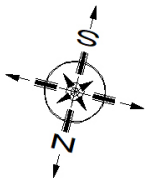
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Lexham Gardens, W8

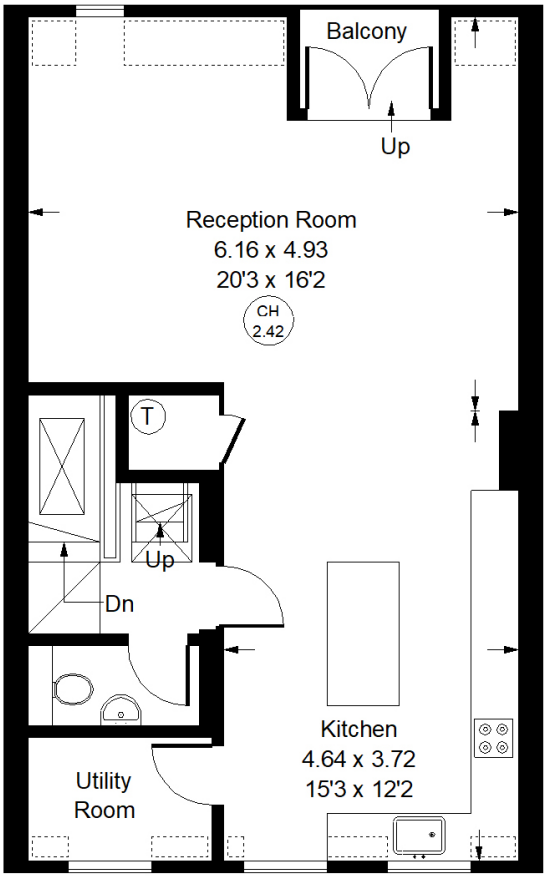
Approx Gross Internal Area  
141.8 sq m / 1526 sq ft




Third Floor



Fourth Floor



Fifth 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)

Top Floor Flat  
Lexham Gardens  
LONDON  
W8 6JN

Energy rating  
**D**

Valid until: **29 July 2024**

Certificate number: **0298-2840-6238-9674-4775**

Property type	Top-floor flat
Total floor area	155 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 rating and score

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

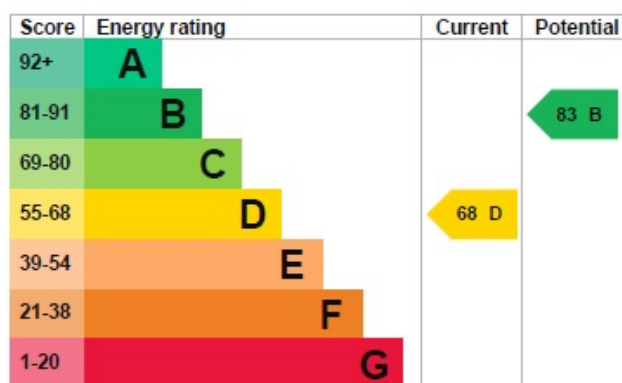
[See how to improve this property's energy efficiency.](#)

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.