

# MOUNTGRANGE HERITAGE



## Lexham Gardens, W8

### £1,400 per week Fees May Apply

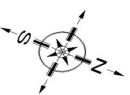
This beautiful two bedroom apartment with double height ceilings is a short walk away from Holland Park. The property boasts a large well-lit reception room, two modernised bathrooms (one-ensuite), a fully fitted separate kitchen and lots of built in storage throughout including the corridor

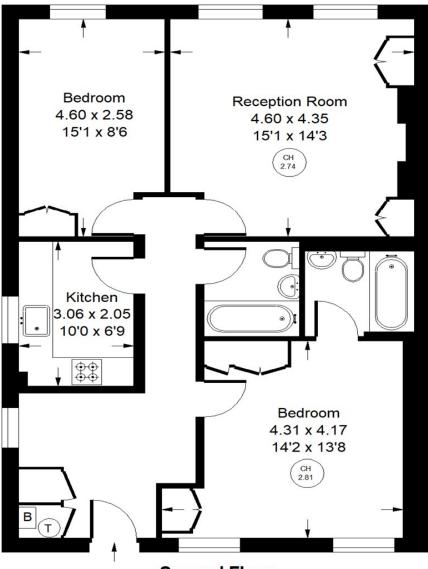
#### 2 Bedrooms | 1 Reception Room | 2 Bathrooms Furnished

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Approx. Gross Internal Area 79 sq m / 850 sq ft

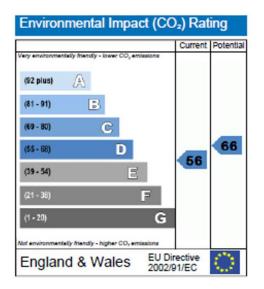




Second Floor

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.

ery energy efficient - lower running costs	Current	Potentia
(92 plus) A		
(81 - 91) <b>B</b>		
(69 - 80)		72
(55 - 68)	64	
(39 - 54)		
(21 - 38)		
(1 - 20)	G	
of energy efficient - higher running costs		



#### **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.