



## Lexham Gardens, W8

£1,000,000 Share of Freehold

An extremely smart raised ground floor apartment, perfectly situated in the heart of Kensington. Quietly positioned at the back of the building the flat offers open-plan Bulthaup kitchen with sitting room leading to a south-facing balcony and a surprisingly large and beautifully landscaped private garden; principal bedroom with fitted storage and an en-suite bathroom, second bedroom and a further shower room. Additionally you'll enjoy access to the award-winning Lexham Gardens, a beautifully maintained communal space. Located close to transport, shopping and dining this flat offers both comfort and convenience in a prime London location.

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

### Kensington Office

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Lexham Gardens

Approximate Gross Internal Area  
657 sq ft / 61.04 sq m

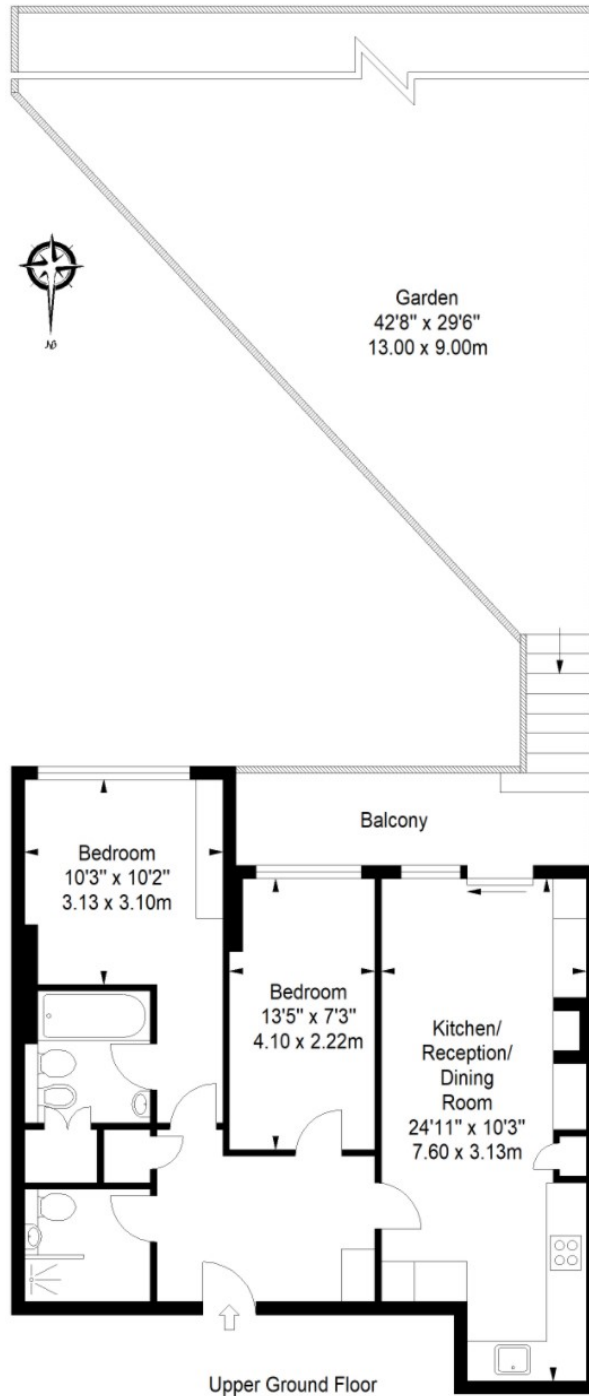


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

# Energy performance certificate (EPC)

Lexham Gardens LONDON W8 5JR	Energy rating	Valid until: 7 March 2034
	<b>C</b>	Certificate number: 1734-3727-3300-0648-5202

Property type	Mid-floor flat
Total floor area	63 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 C. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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.