



MOUNTGRANGE
HERITAGE



Lexham Gardens, W8 **£1,750,000 Leasehold**

An impressive first floor flat (with lift) which boasts grand proportions and wonderful natural light. The flat has been completely refurbished to a high standard of decoration. The accommodation includes: dining hall, separate fully-equipped kitchen, striking drawing room with marble fireplace, high ceilings, wooden flooring and French doors out onto a portico balcony; principal bedroom with fitted wardrobes and an stunning marble en-suite bathroom; second double bedroom, separate shower room and guest WC. Lexham Gardens benefits from being perfectly placed for the shopping and transport facilities on Gloucester Road, Kensington High Street and Earls Court Road. Holland Park and Kensington Gardens are also a short walk away.

2 Bedrooms | 1 Reception Room | 2 Bathrooms

Kensington Office

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Lexham Gardens, London W8

Approximate Gross Internal Area
1105 sq ft - 103 sq m

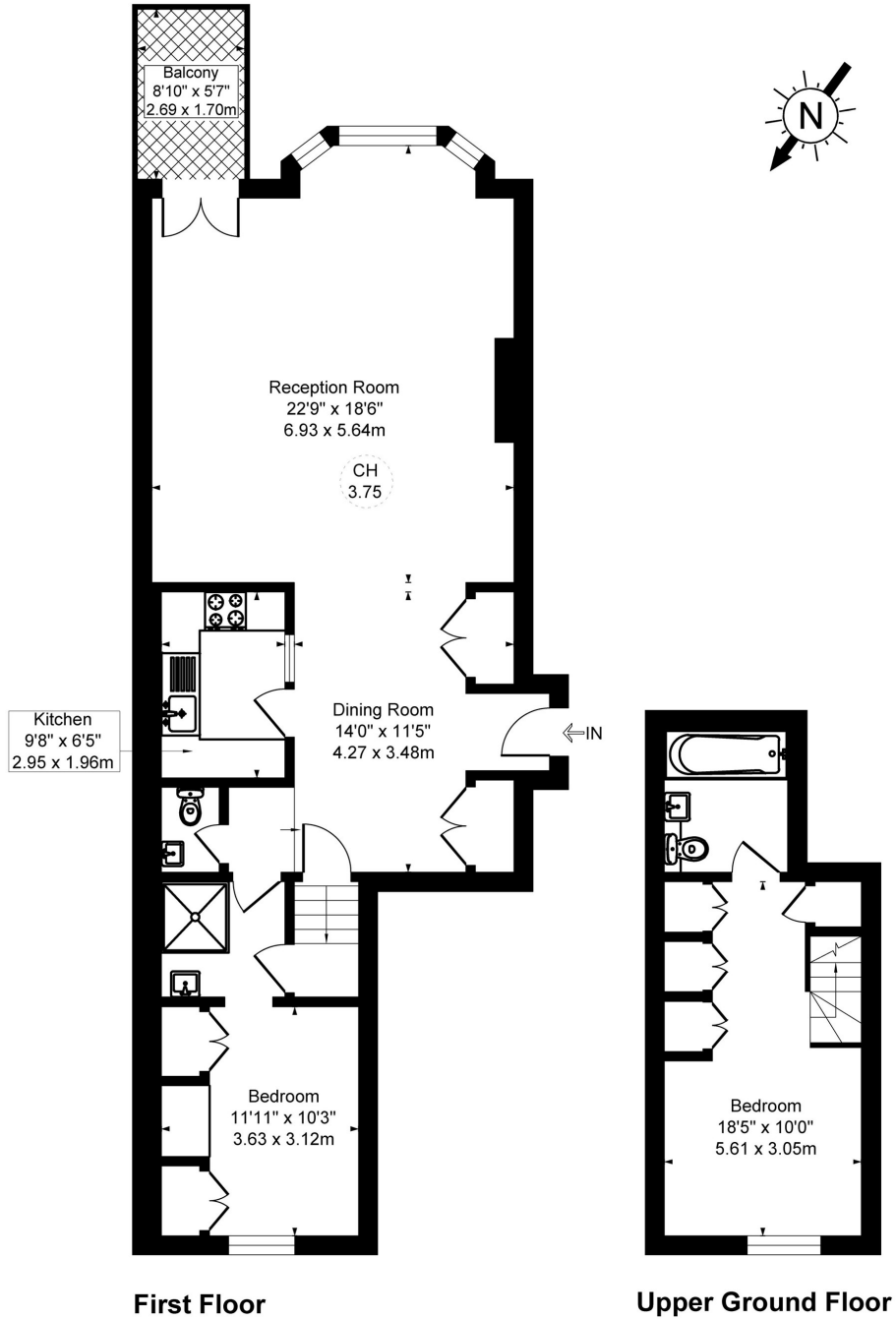


Illustration for identification purposes only, not in scale

Energy performance certificate (EPC)

Flat 13 Lexham Gardens LONDON W8 5JJ	Energy rating C	Valid until: 19 June 2034
		Certificate number: 0350-2811-9360-2294-5921

Property type	Mid-floor flat
Total floor area	100 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		81 B
69-80	C	70 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.