

Lexham Mews, W8

£1,650,000 Freehold

A unique opportunity to purchase a freehold mews house with off street parking and separate annex in the heart of Stratford Road Village. The mews house is set in a 968 sq ft plot which includes off street parking, courtyard garden and the annex which houses a bedroom/study and a bathroom. The main house is well presented and particularly bright, there is a spacious entrance hall with cloakroom/WC, eat-in kitchen and reception room to the ground floor. On the first floor there are two double bedrooms with storage and a family bathroom. 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.

3 Bedrooms | 1 Reception Room | 2 Bathrooms

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

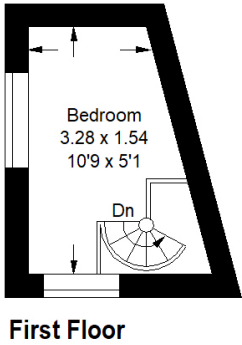
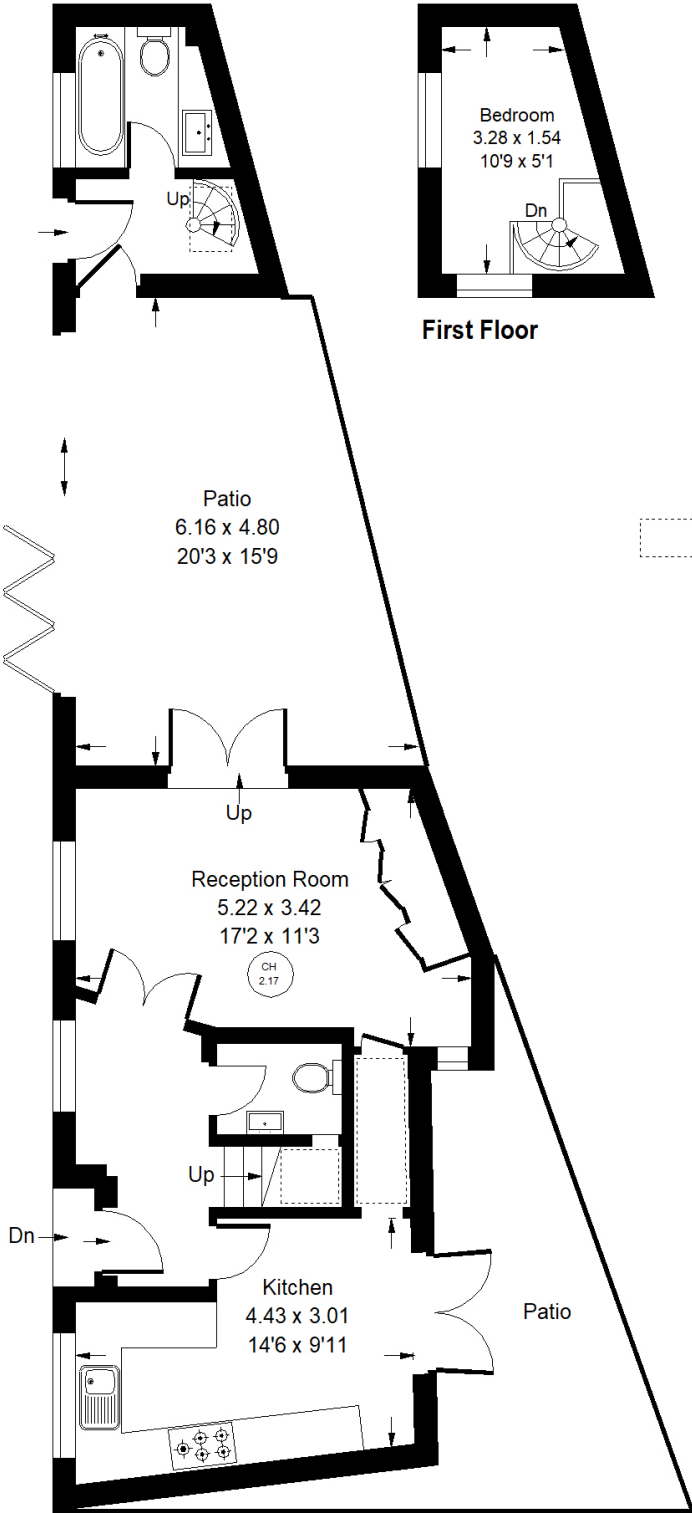
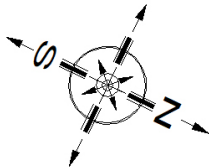
sales.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

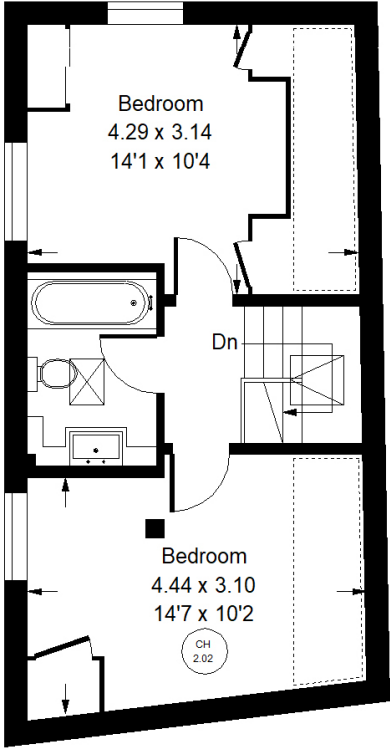
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Approx. Gross Internal Area
92.6 sq m / 997 sq ft



= 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)

Lexham Mews LONDON W8 6JW	Energy rating D	Valid until: 15 May 2034
		Certificate number: 9463-3038-7205-3384-0200

Property type	Detached house
Total floor area	78 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.