



LEXHAM GARDENS, KENSINGTON, W8

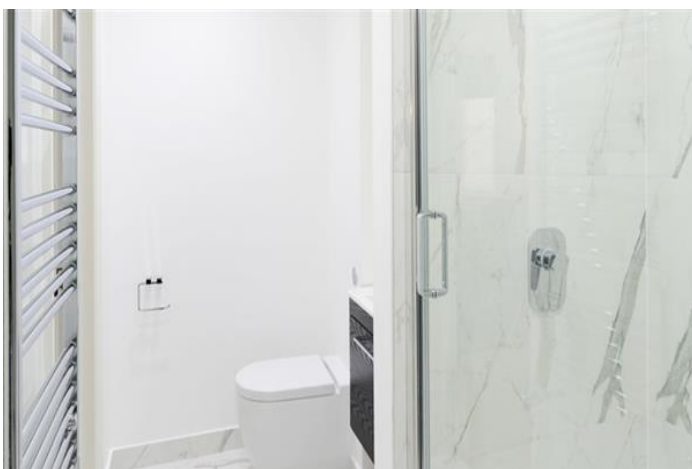
Price
£550 per week

Elegant 1 bedroom apartment in a period property which has recently been completely renovated and refurbished. This quiet street is a short distance from Kensington High Street, within easy walking distance you will find many shops, cafes and restaurants and the Kensington entrance to the beautiful Holland Park and also Kensington Gardens/Hyde Park. High St Kensington Station is an easy walk, as is Earls Court (Heathrow connection). Local buses serve the West End, Knightsbridge, Mayfair, Victoria and Westfield Shopping Centre. The property has been fully refurbished to the highest quality with the living space featuring period features such as a beautiful fireplace, blended seamlessly with modern comforts such as wood flooring throughout, designer feature lighting and a new modern bespoke high gloss kitchen. Offered furnished or unfurnished. 464 sq ft / 43.11 sq mtrs.

Details

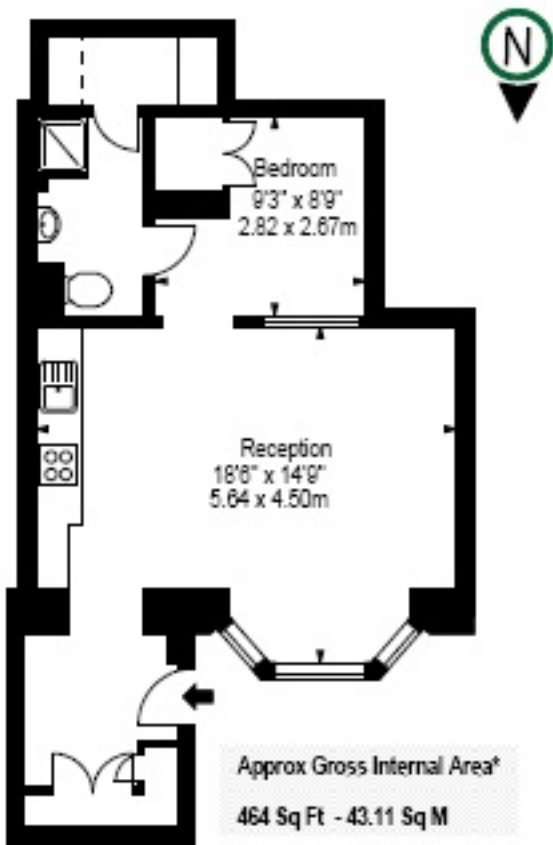
- Double Bedroom
- Shower room
- Reception room
- Open Plan Kitchen
- Wood floors

Lift
Gardens
Digital TV
Dedicated Building Manager
Council tax band E





FLAT 1
79 - 81 LEXHAM GARDENS
LONDON W8 6JN




Lower Ground Floor

Terms and Conditions

Available: Available Now For and Short Let
Price: £550 per week

EPC Information

Energy Performance Certificate 

Flat 1 Somerset House, 79-81, Lexham Gardens, LONDON, W8 6JN


Dwelling type: Basement flat Reference number: 0306-2944-7531-9525-3625
Date of assessment: 24 July 2015 Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 July 2015 Total floor area: 45 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

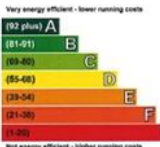
Estimated energy costs of dwelling for 3 years:	£ 1,290
Over 3 years you could save	£ 264

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 96 over 3 years	£ 96 over 3 years	
Heating	£ 933 over 3 years	£ 666 over 3 years	
Hot Water	£ 261 over 3 years	£ 264 over 3 years	
Totals	£ 1,290	£ 1,026	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Current	Potential
72	78



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 126	
2. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 138	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT