



## LEXHAM GARDENS, KENSINGTON W8

**Price**  
**£715 per week**

Ideal 2 bedroom 4th floor flat with open outlook 676 sq ft Bright neutrally decorated and available furnished or unfurnished. The flat is well located in a lovely period building close to Stratford Village and within easy access of Gloucester Road, Kensington High Street and Earls Court.

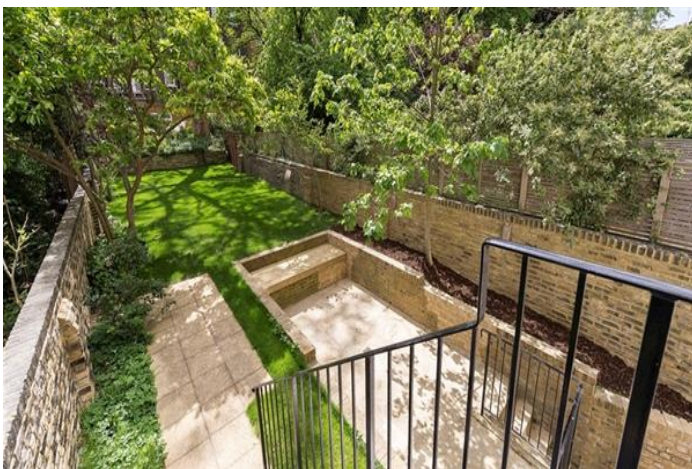
### Details

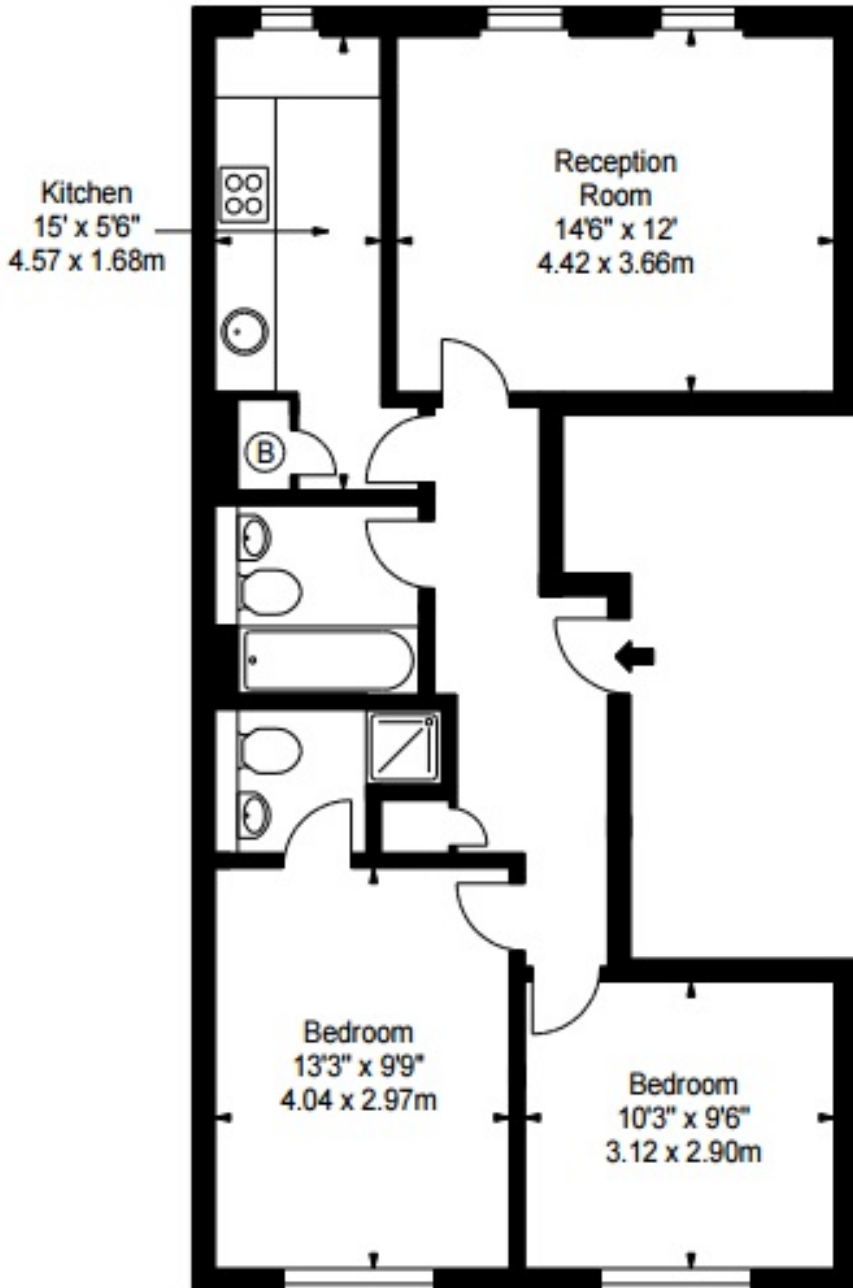
2 bedrooms  
2 Bathrooms  
Reception room  
Kitchen  
lift  
Council tax band F

# PLAZA estates

[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

Knightsbridge Office, 51 Beauchamp Place, London SW3 1NY Tel: 020-7596-6999 Fax: 020-7581-7005





## Terms and Conditions

Available: Available Now For Long Let  
Price: £715 per week

## EPC Information

Energy Performance Certificate

Flat 6,  
85 Lexham Gardens,  
LONDON,  
W8 6JN

Dwelling type: Mid-floor flat  
Date of assessment: 11 September 2009  
Date of certificate: 16 September 2009  
Reference number: 8131-8421-9520-5729-8062  
Total floor area: 66 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
 <small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	69	76	 <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>			<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	266 kWh/m <sup>2</sup> per year	212 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.0 tonnes per year	2.3 tonnes per year
Lighting	£66 per year	£33 per year
Heating	£300 per year	£340 per year
Hot water	£133 per year	£109 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 612 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**