



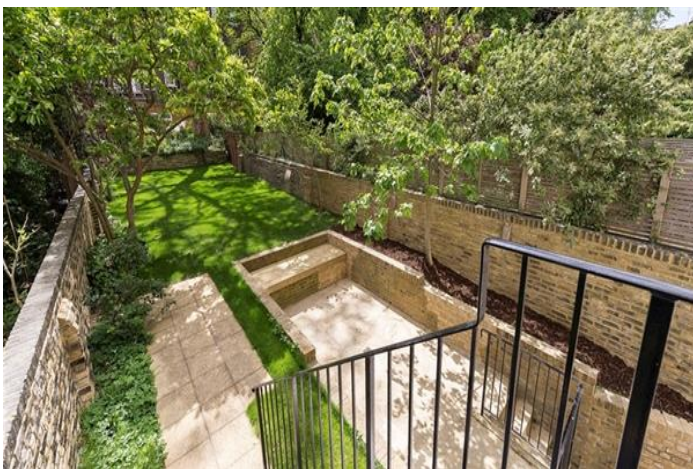
LEXHAM GARDENS, KENSINGTON W8

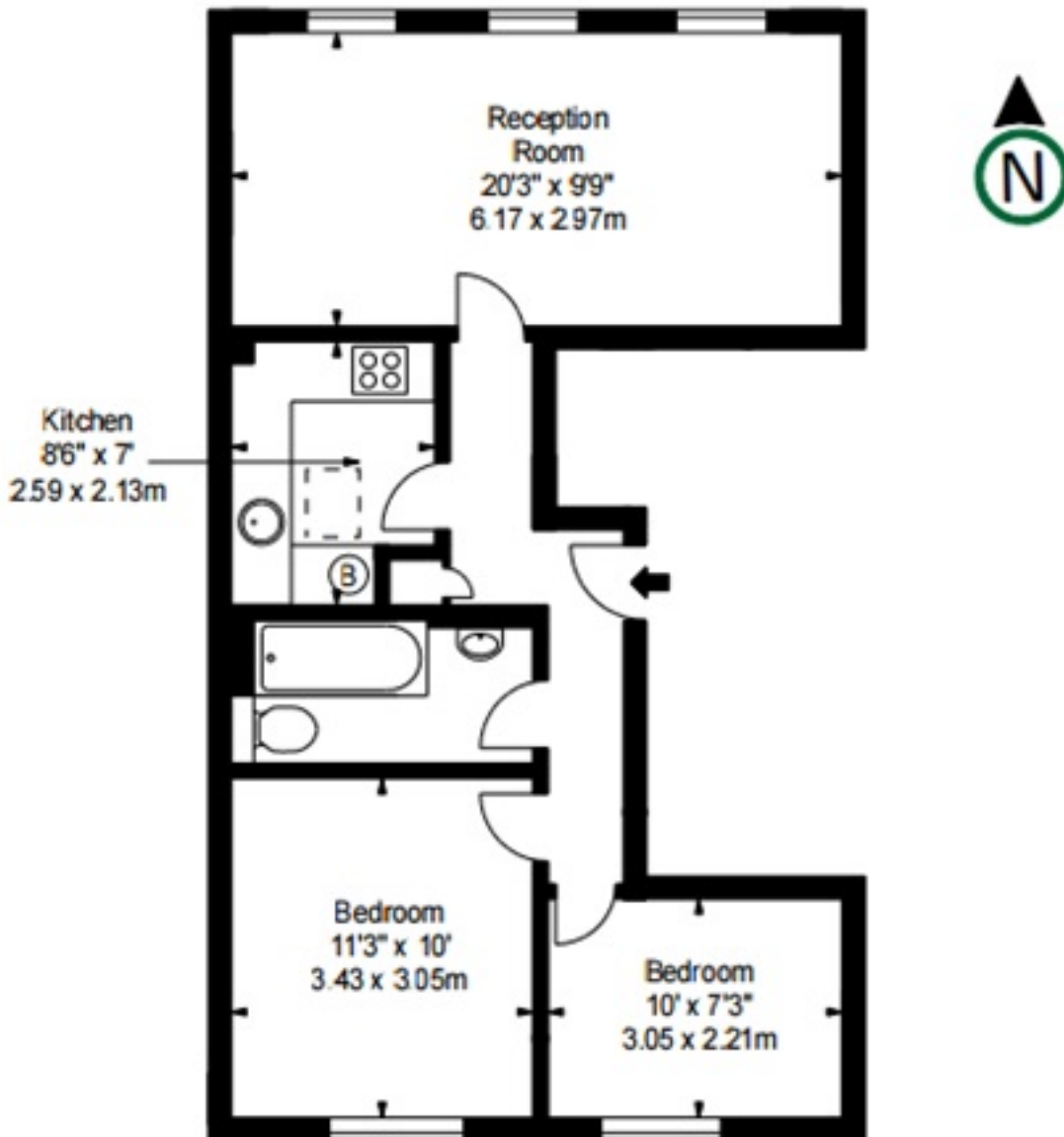
Price
£605 per week

Ideal 2 bedroom 5th floor flat with open outlook 571 sq ft 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
Bathroom
Reception room
Kitchen
lift
Council tax band F





Terms and Conditions

Available: Available Now For Long Let
Price: £605 per week

EPC Information

Energy Performance Certificate

Flat 7,
85 Lexham Gardens,
LONDON, W8 6JN

Dwelling type: Top-floor flat
 Date of assessment: 18 November 2008
 Date of certificate: 21 November 2008
 Reference number: 8618-8629-8579-0478-7062
 Total floor area: 48 m²

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 (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
55	64	49	58

England & Wales EU Directive 2002/91/EC

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.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	450 kWh/m ² per year	365 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	2.9 tonnes per year
Lighting	£43 per year	£21 per year
Heating	£470 per year	£407 per year
Hot water	£72 per year	£59 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.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its 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 512 912 or visit www.energysavingtrust.org.uk/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT