



LEXHAM GARDENS, KENSINGTON, W8

Price
£750 per week

Stunning two bedroom apartment on the 5th floor (with lift) of a well maintained and managed period conversion in the heart of Kensington. The property is very bright with the reception room peacefully overlooking Lexham Gardens. Offering spacious living accommodation and good fitted storage, this property is ready to be let. Lexham Gardens is a short walk from Gloucester Road tube, High Street Kensington tube and Earls Court tube, making it an ideal area to live for any commuter, whilst being very quiet and close to the greenery of Kensington Gardens for those who wish to escape the rat race. Round the corner from Stratford Village and High Street Kensington, you are located moments from all the shopping and restaurant facilities of Kensington. The property has been fully refurbished to the highest quality featuring new modern furniture and new carpets throughout. 651 sq ft / 60.48 sq mtrs.

Details

2 Double Bedrooms
Bathroom
Reception Room
Kitchen
Lift

Digital TV
Dedicated Building Manager
Council Tax band F

PLAZA estates

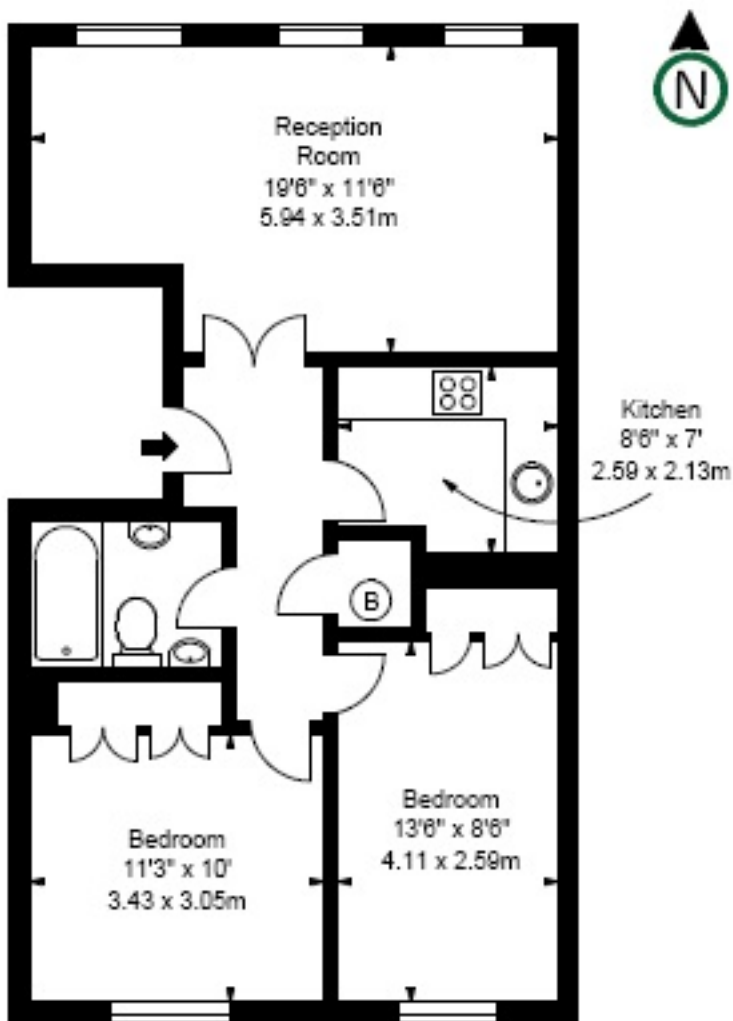
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Knightsbridge Office, 51 Beauchamp Place, London SW3 1NY Tel: 020-7596-6999 Fax: 020-7581-7005





FLAT 13
79 - 81 LEXHAM GARDENS
LONDON W8 6JN



Fifth Floor

Approx Gross Internal Area* 651 Ft² - 60.48 M²

Terms and Conditions

Available: Available Now For and Short Let
Price: £750 per week

EPC Information

Energy Performance Certificate

Flat 13 Somerset House, 79-81, Lexham Gardens, LONDON, W8 6JN

Dwelling type: Top-floor flat Reference number: 9158-1046-7271-0644-5904
 Date of assessment: 15 September 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 19 September 2014 Total floor area: 61 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:	£ 2,238
Over 3 years you could save	£ 456

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 123 over 3 years	
Heating	£ 1,653 over 3 years	£ 1,290 over 3 years	
Hot Water	£ 366 over 3 years	£ 369 over 3 years	
Totals	£ 2,238	£ 1,782	

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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

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	£ 153	✔
2 Draught proofing	£80 - £120	£ 30	✔
3 Low energy lighting for all fixed outlets	£50	£ 87	✔

See page 3 for a full list of recommendations for this property.

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